

707

707 DOVERCOURT RD SUITE 311

BLOORCOURT





# BLOORCOURT LOFT LIVING

Welcome to the Lofts at 707 Dovercourt, a quiet, boutique building with only 5 floors. Situated in the centre of trendy Bloorcourt Village with a quick few minutes walk to Ossington subway station and the Bloor line. This desirable 1 bedroom suite features ample space and functional layout with floor-to-ceiling facing west overlooking the parkette and 9 foot exposed concrete ceilings. Your bright and airy kitchen has everything you need with custom tile backsplash and marble centre island with seating and storage.





# SUNNY URBAN RETREAT

A sunny living room with electric blinds and a separate den area, provides an ideal spot for working from home. Also enjoy ensuite laundry with brand new washing machine and a long gallery hallway, perfect for hanging art. An additional storage unit and owned parking space is underground with the building offering additional visitor parking. The building showcases a main floor party room with kitchen and large terrace and BBQ, making entertaining a dream. Steps to all the best restaurants and shops that Bloor St West has to offer. Fantastic investment opportunity or the perfect new home.













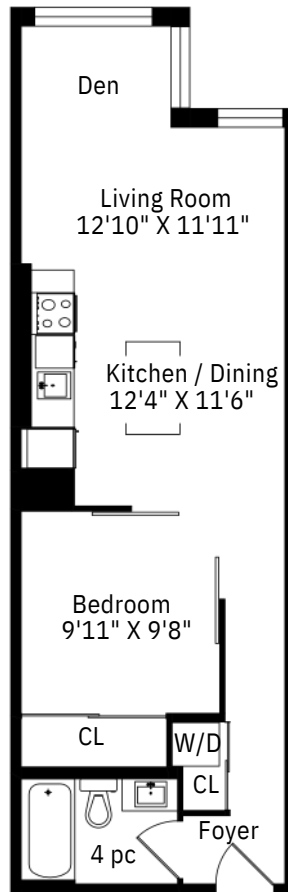
# SUITE FEATURES

- Open concept Living/Dining/Kitchen/Den
- Desirable low rise building with only five floors
- Large floor-to-ceiling windows with automatic blinds
- Light coloured laminate flooring
- West facing for gorgeous sunsets over the parkette
- En-suite laundry (new washing machine Fall 2024)
- White bathroom with upgraded marble walls in the shower and granite counters
- Upgraded white kitchen with custom tiled backsplash and granite counters
- CB2 marble island with storage
- Generous size bedroom with wide closet and sliding doors
- One of the more desirable layouts in building with a proper living room and room for TV wall
- Space for office/desk set up
- Owned parking space and locker
- Low floor allows for easy access to ground level
- Green space directly across the street- dog owners unite
- Steps to Ossington subway station - easy access to the rest of the city
- Bloor Street West at your fingertips - everything you need
- Building situated in a residential area with century homes making it a peaceful place to live
- YMCA with pool close by
- Dufferin Mall close by
- Visitor parking

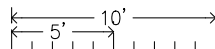
# INCLUSIONS

- Built-in fridge
- Stainless steel stove
- Stainless steel microwave hood
- Stainless steel dishwasher
- Stacked washer/dryer
- All light fixtures
- All window coverings
- CB2 marble island in kitchen

# 707 DOVERCOURT ROAD SUITE 311



Suite 311



Measurements and Calculations are approximate  
To be used as guidelines only  
[www.measuredup.ca](http://www.measuredup.ca)

## COOLING

- Fan Coil Unit - Central

## TAXES

- \$2,553 (2024)

## POSSESSION

- To be arranged

## HEATING

- Fan Coil Unit - Central

## MAINTENANCE FEES

- \$684.40 Monthly

## DRIVEWAY

- Owned parking space #B27 & locker #B61



## ELEVATE YOUR EXPECTATIONS



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