

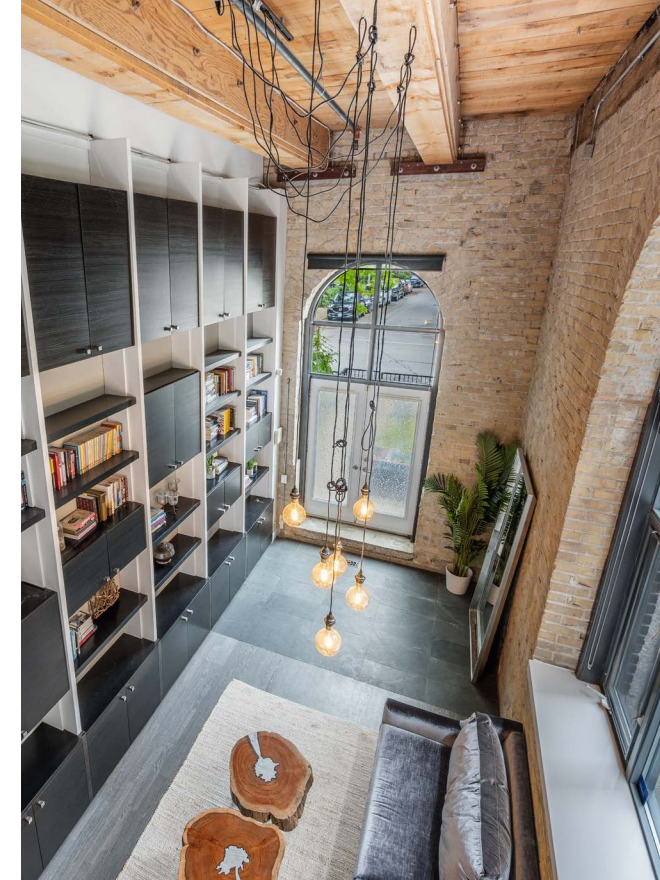


**CHRISTENSEN**  
REAL ESTATE GROUP



UNIT 116 | TORONTO

**363 Sorauren Avenue**



# Welcome Home

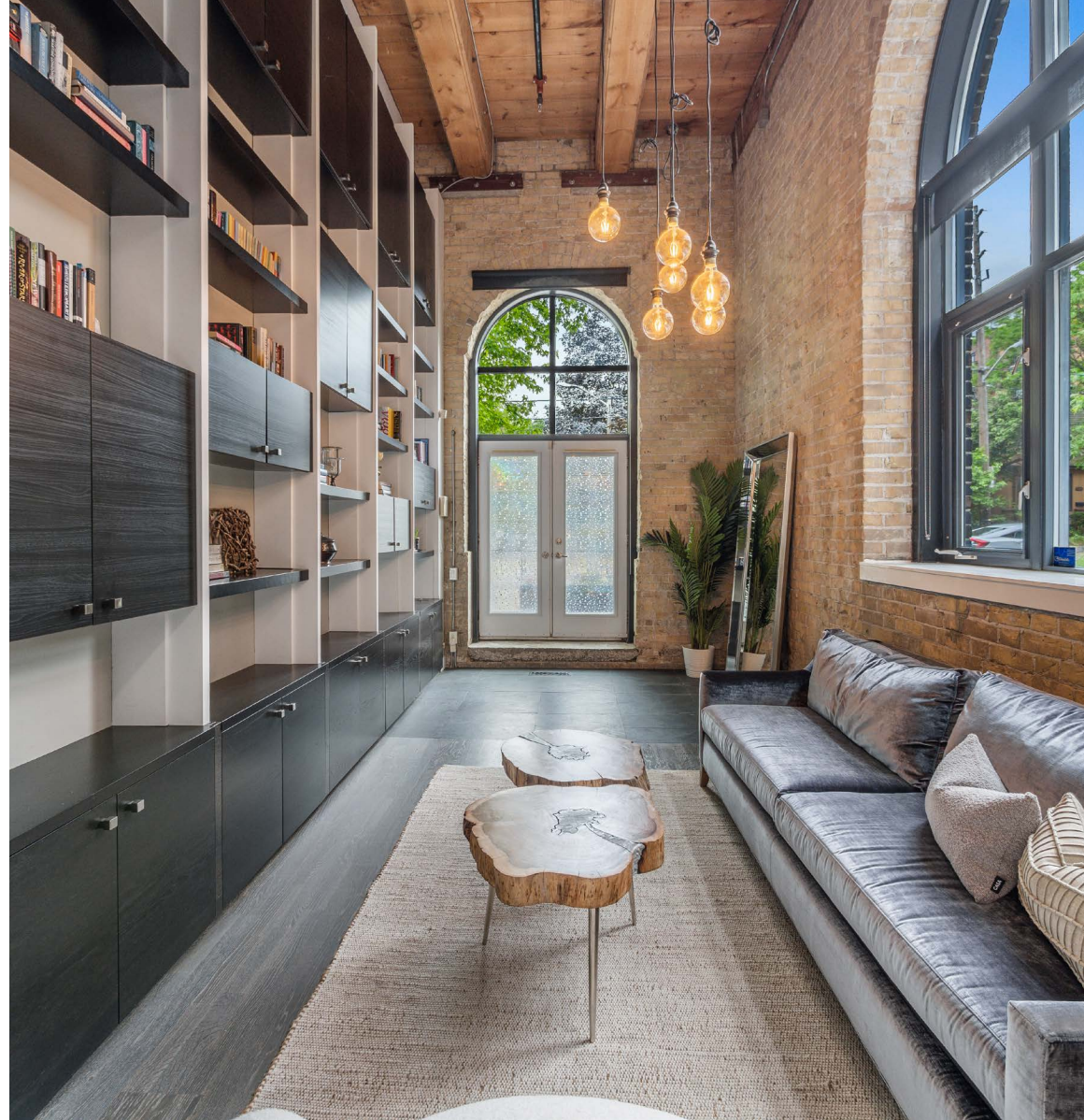


FOR MORE  
PHOTOS + DETAILS

A unique opportunity to own a piece of history in the sought-after Robert Watson Building located in Roncesvalles Village. This striking space is the perfect balance between rustic charm and modern day conveniences. Bursting with character from the original exposed brick and beams, arched windows and 18' foot cathedral ceilings. A rare two-level layout featuring direct exterior access via a private fenced in yard, perfect for entertaining. The open concept living, dining and kitchen have been thoughtfully updated to provide an elegant space

to relax and unwind, while the main floor den is large enough for a third bedroom or private office. Two upper bedrooms are both generous in size and offer plenty of storage space and natural light. The primary bedroom features stunning original loft detail, a spa like ensuite equipped with a deep soaker tub. Ideal neighbourhood for families and those that love the west-end charm, locals enjoy numerous outdoor trails, dog parks, easy access to public transit, and the plentitude of Roncesvalles shops and restaurants.





#### FOYER

- Expansive 11.15 feet high double entry way glass door with custom privacy blinds
- 16.27 feet high ceiling with exposed wood beams
- Floor to ceiling, wall to wall built-in shelving
- Exposed brick wall
- Slate tile floor

#### LIVING AREA

- 16.27 feet high exposed beam ceiling
- Custom lighting
- Exposed brick wall
- Picture window with casements, half moon, custom privacy blinds and window shelf
- Hardwood floor

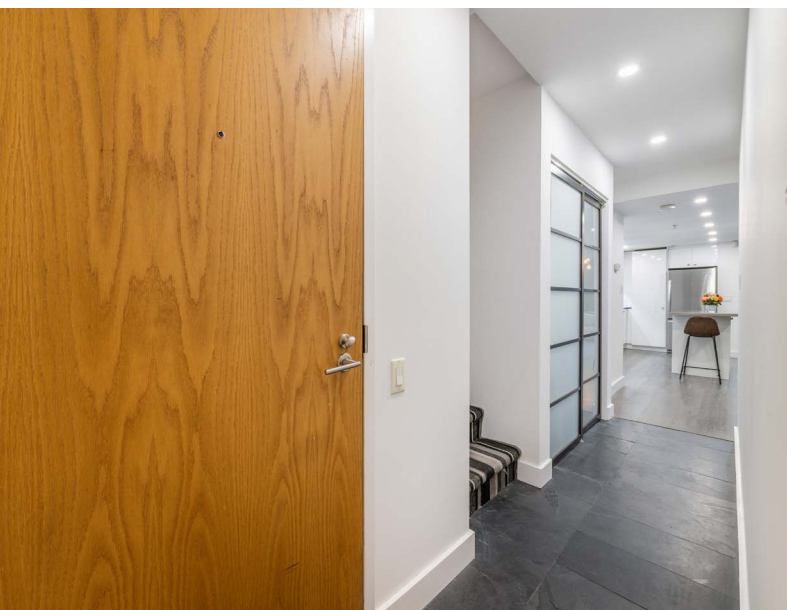
#### DINING ROOM

- Pot Lights
- Picture window with casements and window shelf
- Exposed whitewashed brick wall
- Hardwood floor

#### KITCHEN

- Pot lights
- New installed, multiple banks of cabinetry with built-in pantry, pot drawers, spice rack and organizers
- Newly installed ceramic backsplash
- Quartz countertop
- Stainless steel sink with pull out sprayer faucet and water filter tap
- Hardwood floor
  - Cabinetry integrated built-in Miele Incognito dishwasher
  - KitchenAid stainless steel refrigerator with bottom drawer freezer
  - AEG built-in cooktop
  - AEG stainless steel built-in oven
  - Bosch stainless steel built-in microwave/hood range
- Centre Island
- Stainless steel countertop with under counter storage and newly installed cabinetry
- At counter seating





#### DEN/GUEST ROOM

- Pot Lights
- Picture window with casements, custom privacy blinds & window shelf
- Whitewashed exposed brick wall
- Floor to ceiling, wall to wall, triple section sliding door for privacy
- Hardwood floor

#### REAR ENTRANCE HALLWAY

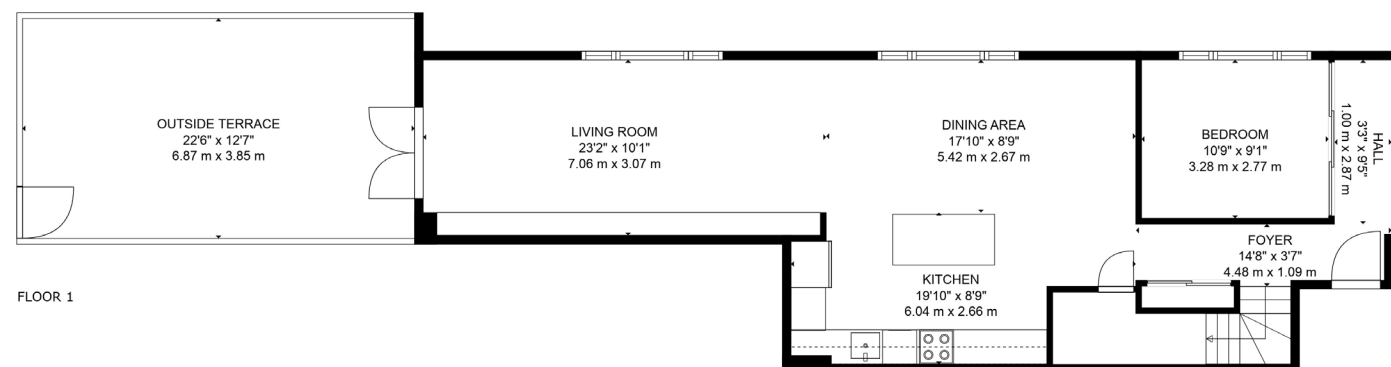
- Floor to ceiling mirrors
- Coat closet with Euro style sliding doors
- Under stair broom closet and storage
- Curved broadloom staircase

#### PRIMARY BEDROOM

- Exposed wood beam ceiling
- Track lighting
- Whitewashed exposed brick wall
- Half-moon picture window
- Overlooking living area and front entry way
- Wall to wall barn door closet
- Laundry closet with new LG front load washer & dryer & shelving
- Broadloom

#### 4 PIECE ENSUITE

- Exposed wood beam ceiling
- Wall sconce lighting
- Designer cabinetry
- Ceramic Countertop with under counter storage
- Spacious Wall to wall glass shower with deep soaker tub, subway style tiles and handheld stainless-steel shower head
- Slate tile floor



GROSS INTERNAL AREA  
FLOOR 1: 1073 sq. ft, 100 m2, FLOOR 2: 536 sq. ft, 50 m2  
EXCLUDED AREAS: OPEN TO BELOW: 240 sq. ft, 22 m2



#### BEDROOM TWO

- Exposed wood beam ceiling
- Track lighting
- Whitewashed exposed brick wall
- Half-moon picture window
- Overlooking rear entrance hallway
- Double sliding door closet
- Broadloom

#### MAIN BATHROOM

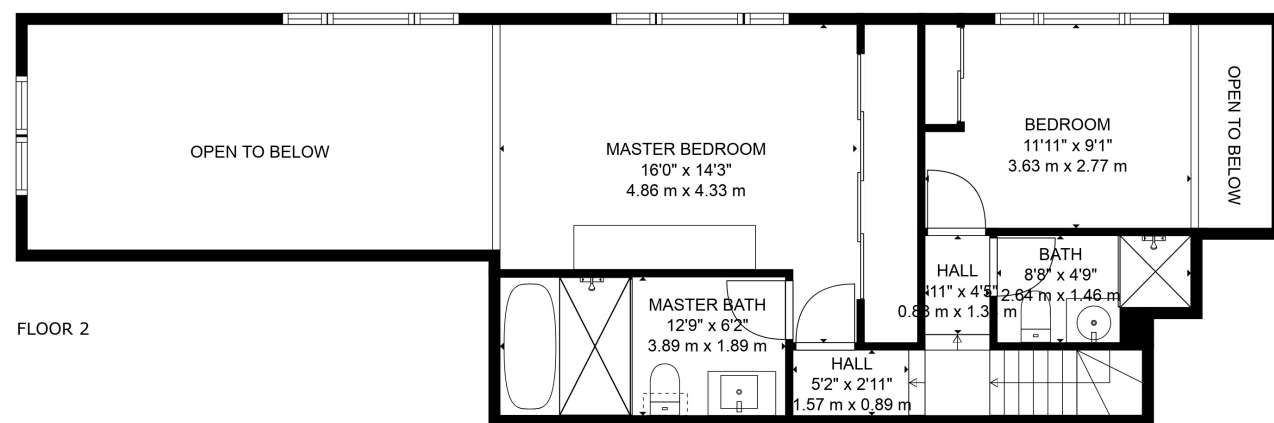
- Wall sconce lighting & track lighting
- Designer cabinetry
- Large glass shower with subway style tile & slate floor
- Designer vanity and basin with under counter storage
- Slate tile floor

#### EXTERIOR

- Gated patio entrance with interlocking stone walkway, low maintenance grassed area and annual and perennial planters

#### INCLUDES:

- One (1) parking space
- Two (2) side by side lockers





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# Ready to Reach Out?

Christensen Real Estate Group  
[christensengroup.ca](http://christensengroup.ca)

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