

# 235 MEDLAND ST. #208

1 BED + 2 BATH

968 SQFT + 211 SQFT TERRACE

PRIVATE GARAGE

HARD LOFT

Listed by

Brendan Powell, Broker & Lisa Bednarski, Sales Representative







# DO YOU BELIEVE IN LOVE AT FIRST SIGHT?

Looking for the one that makes you stop looking? We found it. It's a stunning two-storey hard loft at The Medland Lofts in The Junction. First, it has soaring 13ft ceilings on main floor with almost 6ft of south-facing windows; so natural light abounds. Then there's an enormous master suite on second floor that, in addition to a walk-in closet, four-piece ensuite and walkout to south-facing terrace with BBQ gas hookup, has room to create a separate den or office area complete with window.

There's a main floor powder room. Plus, everyone knows loft life is better without clutter. The private, oversized garage with ample storage makes it easy to live in a 'magazine house' and have sports stuff, holiday stuff and just stuff stuff. This loft has everything for the urban couple that wants to live steps from all The Junction has to offer.

## OUR TOP FIVE MUST LOVE LIST

- 1 **The light.** Almost six feet south-facing windows on the main floor.
- 2 **OMG. The terrace** - more than 200 sq ft of south-facing outdoor space with gas BBQ hookup – for lazy lounging, cocktail sipping, meat grilling and more.
- 3 **Location.** Right at the corner of The Junction. Family-friendly by day. Dining and entertainment by night. Boutique shops and cool neighbours.
- 4 **Green space.** High Park is just a walk or a jog away.
- 5 **Storage Galorage.** A cavernous garage with abundant storage space (almost like a downstairs attic). As close as you can come to living in a house in the Junction – with no hefty price tag or maintenance.

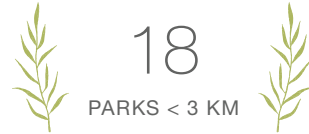
[235medlandst-208.com](http://235medlandst-208.com)

# THE JUNCTION

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



18  
PARKS < 3 KM  
GREEN SCENE



RAIL LINES < 1.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1.5 KM

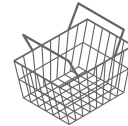
CAR SHARE



FIDO FACTOR

2 < 1 KM

GROCERY STORE



76+

CAFÉS < 2 KM



JAVA JOLT

5

STARBUCKS < 2 KM



MAKING THE GRADE  
ANNETTE STREET JR & SR PS  
HUMBERSIDE CI  
WESTERN TECH



70+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the  
**BRELteam** | SAGE

SAGE REAL ESTATE LTD., BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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