



Welcome To

5 Loudan Avenue #905

Art Shoppe Lofts and Condos

Foyer		<ul style="list-style-type: none">• Double Closet• Ensuite Laundry• Hardwood Floors
Living Room	6.19 x 3.54m 20'3" x 11'6"	<ul style="list-style-type: none">• Open Concept• Hardwood Floors• Floor-to-Ceiling Windows Spanning the Width of the Room• Unobstructed South and East Roof-Top Forever Views• Walk-Out to Balcony
Dining Room	6.19 x 3.54m 20'3" x 11'6"	<ul style="list-style-type: none">• Combined with Living Area• Hardwood Floors• Floor-to-Ceiling Windows Spanning the Width of the Room
Kitchen	6.19 x 3.54m 20'3" x 11'6"	<ul style="list-style-type: none">• Breakfast Bar with Upgraded Marble Counter• Upgraded Marble Counter-Tops and Tile Backsplash• Upgraded Gloss Finished Cabinetry• Under Cabinetry Lighting• Hardwood Floors• Hanging Pendant Lights• Open White Shelving• Integrated Appliances with Panelled Refrigerator and Dishwasher• Open to Dining Room
Primary Bedroom	3.05 x 2.93m 10' x 9'6"	<ul style="list-style-type: none">• Double Closets• Hardwood Floors• Floor-to-Ceiling



Primary Ensuite		<ul style="list-style-type: none">• 4-Piece Ensuite• Upgraded Gloss Finishes Cabinet with Sink• Toilet• Bath Tub• Pot Lights• Tile Floors
Second Bedroom	3.02 x 3.02m 9'9" x 9'9"	<ul style="list-style-type: none">• Double Closet• Hardwood Floors• Floor-to-Ceiling Windows Spanning the Width of the Room
Semi-Ensuite Bathroom		<ul style="list-style-type: none">• 3-Piece• Upgraded Gloss Finishes Cabinet with Sink• Toilet• Enclosed Shower• Pot Lights• Tile Floors
Balcony		<ul style="list-style-type: none">• East Exposure

Additional Information

Inclusions	<ul style="list-style-type: none">• Refrigerator• Stove-Top• Built-In Oven• Microwave• Dishwasher• Exhaust Fan• Washer and Dryer• Electric Light Fixtures• Zebra Blinds In Living Area• Blackout Blinds In Bedrooms• Drapery Rod in Primary Bedroom• TV Bracket• Balcony Tiles
Exclusion	<ul style="list-style-type: none">• All Items Belonging to the Tenants



Legal Description	<ul style="list-style-type: none">• TSCC 2788• Level 5, Unit 5
Parking/Locker	<ul style="list-style-type: none">• One Deeded Underground Parking Space• Known As B #38• Exclusive Use of One Out-of-Suite Storage Locker• Known As Locker B #96
Property Taxes	<ul style="list-style-type: none">• \$4384.64 per annum (2025)
Maintenance Fee	<ul style="list-style-type: none">• \$811.14 per month• Includes: Common Elements, Building Insurance, Locker and Parking
Heating/Cooling	<ul style="list-style-type: none">• Forced Air Heating• Central Air Conditioning (Heat Pump)
Possession	<ul style="list-style-type: none">• 30 Days/To Be Arranged
Building Amenities	<ul style="list-style-type: none">• 24-Hour Concierge• Roof Top Infinity Pool• Hot Tub• Patio, Cabanas and Barbecues• Two Party Rooms• State Of The Art Fitness Centre Including Gym and Yoga Room• Dry Saunas• Youth Room• Billiard Room• Ping-Pong Room• Wine Tasting Room• Media-Theatre Room• Guest Suites• WiFi in Common Areas• Onsite Visitor Parking (pay-as-you-stay)

Public and Private Schools

Whitney Junior Public School 119 Rosedale Heights Dr	(GR. JK-06) (416) 393-9380
Hodgson Middle School 529 Vaughan Road	(GR. 06-08) (416) 393-0390
North Toronto Collegiate Institute 17 Broadway Ave.	(GR. 09-12) (416) 393-9180
Greenwood College School Co-Ed 443 Mt. Pleasant Rd.	(GR. 07-12) (416) 482-9811
York School Co-Ed 1639 Yonge St.	(GR. JK-12) (416) 926-1325

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Prospective purchasers should satisfy themselves to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.