





Welcome to
640 Adelaide Street West
 For Lease at \$5,400/month

Contemporary townhouse on quiet cul de sac in the heart of King West. The renovated and stylish kitchen is combined with dining room. Spacious living room with a Juliette balcony and wonderful western exposure. Three bedrooms, two with ensuite washrooms. Freshly painted and a newly designed three piece ensuite washroom. New closet doors in every bedroom. Approx 1650 square feet. Minutes to King & Queen West shops, restaurants & financial core. Walk to Trinity Bellwoods Park for movie nights, weekly farmer's market and more. Full size garage with excellent storage, and private driveway. Private landscaped garden with perennial shrubs and trees, deck for barbeques and entertaining. Vibrant location in quiet setting. Walk Score of 97 and Transit Score of 100!



MAIN FLOOR

Foyer

- Ceramic tile floor
- Double coat closet
- Access to built-in garage with excellent storage
- Halogen track lighting

Laundry Room

- Linoleum tile floor
- New front loading LG washer and dryer
- Laundry tub

Bedroom / Rec Room / Office

- Parquet floor
- Large picture window
- Wall-to-wall closet with brand new doors
- Walk-out to garden and deck

Three Piece Ensuite Washroom

- Tile floor
- Vanity
- Shower
- Built in mirror / medicine cabinet

SECOND FLOOR

Living Room

- Hardwood floor
- Juliet balcony

- Bright west-facing views
- Halogen track lighting Kitchen & Dining Room
- Porcelain tile floor
- Centre island with breakfast bar
- Limestone countertops
- Custom white cabinetry
- Large picture window
- Subway tile backsplash
- Double sink with KWC faucet, spray and soap dispenser
- Stainless steel Samsung bottom mount fridge
- Stainless steel Frigidaire dishwasher
- Stainless steel Dual Fuel GE oven with four burner gas stove
- Stainless steel Vent-A-Hood exhaust fan and light
- Under counter lighting
- Halogen recessed lighting
- Hanging pendant lights with dimmer switches on all lights

THIRD FLOOR

Master Bedroom

- Hardwood floor
- Wall-to-wall closet with brand new doors
- Ceiling Fan
- Pretty view over garden

Two Piece Master Ensuite

- Floating vanity
- Bevelled mirror
- Chrome fixtures and sconces
- Floating medicine cabinet

Bedroom

- Hardwood floor
- Large mirrored wall-to-wall closets with brand new doors
- Bright and sunny

Four Piece Ensuite

- Soaker tub with subway tile and shower
- Pedestal sink
- Chrome fixtures and taps
- Built-in mirror
- Heated towel rack
- Recessed halogen lighting

ADDITIONAL INFORMATION

POSSESSION: Immediate / TBA

LEASE: 1 year term (Longer term preferred)

NOTE: Tenant to pay utilities plus gardening and snow removal.



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2022
Gairdner Award Winner
2004-2022
Lifetime Chairman's Award Winner



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.