

ADDITIONAL INFO

- Property Taxes:** \$1,862.03 (Annual in 2018)
- Possession:** 60 days or to be arranged
- Parking:** Rental parking available at the option of the buyer - P3 #512 (\$150/month to be negotiated separately with the space owner - details can be provided)
- Locker:** One owned locker - Level B Unit 171
- Maintenance Fee:** \$414.92 per month
- Includes:** Hydro, heat, water, central air conditioning, common elements, and building insurance
- Heating/Cooling:** Heat pump with central air conditioning (owned by the suite owner serviced by the condo corporation)
- Amenities:** Exercise room, indoor pool, sauna, party/meeting room, guest suites, free secured bike storage and visitor parking
- Security:** Full-time concierge - 24 hours / 7 days per week and enter phone system
- Pet Restrictions:** One dog, one cat, (or two dogs or two cats), caged bird, aquarium fish and small caged animals usually considered to be pets
- Exposure:** Stunning south east views from all rooms
- Property Manager:** Crossbridge Residential Services Ltd. Saied Degholi: 416.585.2666 ext. 4
- Inclusions:** All existing Stainless Steel kitchen appliances: Samsung French door refrigerator/freezer, Samsung stove, Bosch built-in microwave/exhaust hood, Samsung dishwasher, Samsung front load steam washer, Samsung front loading dryer, all attached shelving and cabinetry, all window coverings, and all electric light fixtures
- Exclusions:** Balcony flooring
E & OE



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ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca*, Sarah O'Neill*, Katie Mills*, Sue Mills*, Alex Mills**,
Victoria Mills Delsnyder, Diane Fujita*, Laura Lee* | * SALES REPRESENTATIVE ** BROKER

228QueensQuay1605.com

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THE MILLS TEAM

is proud to present

228 QUEENS QUAY WEST
SUITE 1605

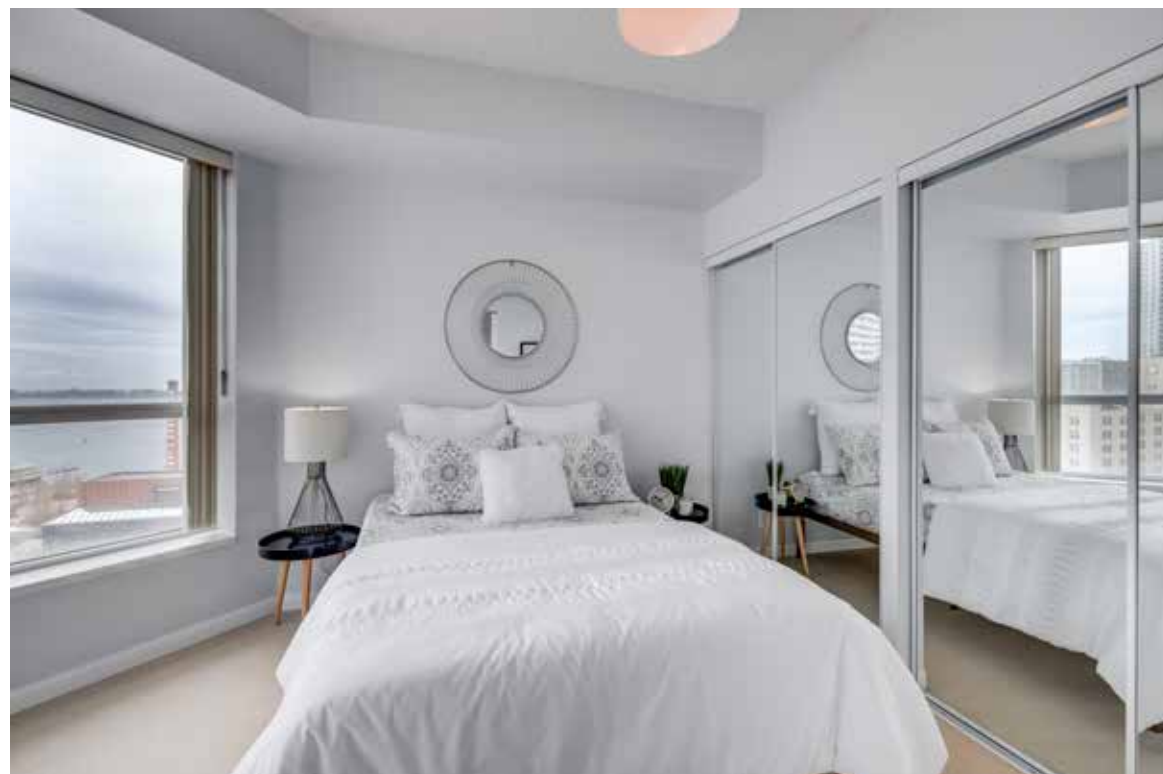


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WELCOME TO 228 QUEENS QUAY WEST, SUITE 1605

- This stunning Harbourfront suite will check off every box on your list!
- **Masterfully renovated throughout (over \$50,000 spent) with high-end quality materials, thoughtful details, and neutral custom European finishes**
- Rarely found, but highly sought-after, 1-bedroom layout with zero wasted space, open concept design with large floor to ceiling windows in the bedroom and living room
- Sensational south lake view - sunshine and sailboats as far as the eye can see!
- Abundant natural light all day long, both inside and on the spacious south-facing balcony
- Soaring 9 foot ceilings
- Brand new spa-like bathroom with custom glass-enclosed rain shower and floating vanity
- Beautiful chef-inspired kitchen featuring granite counters, new 2019 stainless steel appliances, subway tile backsplash and modern cabinet hardware
- Gorgeous brand-new West Elm light fixtures, Riobel faucets, and Bosch/Samsung appliances
- Porcelain tiles, hardwood floors and quality wool carpet
- Ensuite laundry with newer (2018) full-size front-loading washer/dryer and custom built-in storage for shoes and coats
- Storage locker included
- Sought-after "Riviera" condos, a superbly managed luxury building with modern amenities, fantastic 24-hour concierge staff and on-site property manager
- Enjoy everything the spectacular Harbourfront neighbourhood has to offer:
 - Jog and cycle along the boardwalk/Waterfront Martin Goodman Trail right across the street
 - *Transit Score 100*: TTC 509/510 Streetcar outside your door with direct connection to Union Station
 - *Walk Score 94*: Three-minute walk to the PATH underground access at One York (Sun Life Building)
 - Enjoy Harbourfront activities including outdoor winter skating
 - Steps to the financial district, Scotiabank Arena (ACC) and Rogers Centre
 - Quick and easy Gardiner and DVP access
 - Toronto Island Airport only minutes away
- An incredible place to call home!



RECENT RENOVATIONS AND IMPROVEMENTS:

Bathroom - Completely Renovated:

- Porcelain floor tile
- 2-way Tenzo Slik rain shower and hand-held system
- Sidler wall-mounted mirror cabinet with interior storage
- Pine 32" Trento floating vanity
- Sir Harrington toilet
- Riobel finishings



Kitchen:

- Riobel kitchen faucet
- New stainless steel appliances:
 - o Bosch hood fan/microwave combo
 - o Samsung French-door fridge, flat cook-top oven range, and dishwasher



Laundry Room:

- New Samsung front loading washer and dryer

Flooring:

- New tiling in foyer and laundry room
- Installed engineered oak wood flooring in living and dining room
- Installed pure wool carpet in bedroom

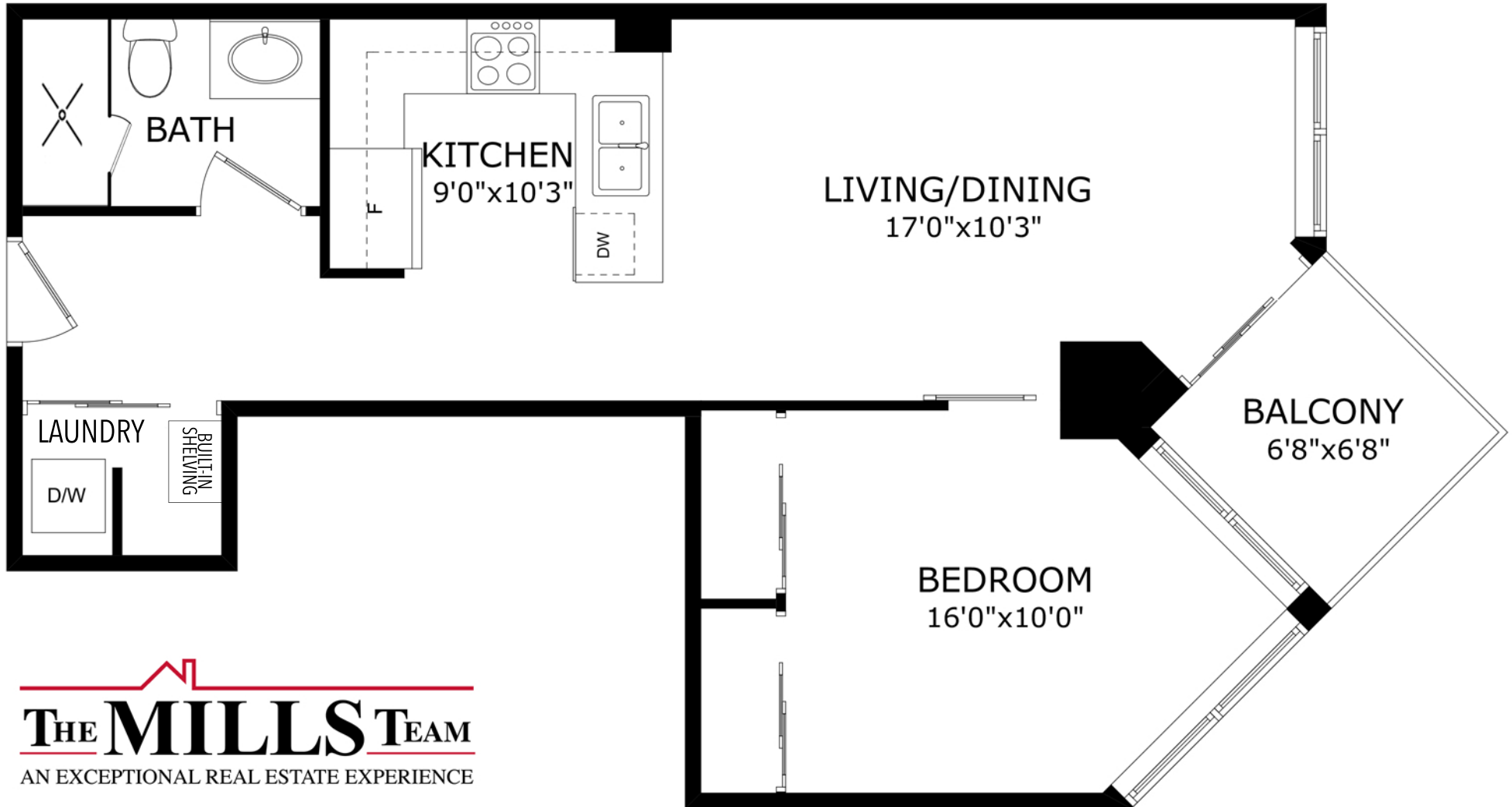


Additional:

- Interior painting
- Replaced sliding doors
- Installed closet organizers

228 QUEENS QUAY W

SUITE 1605




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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

SIZE AND LAYOUT ARE APPROXIMATE,
BUYER TO VERIFY SIZES.
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