THE MILLS TEAM

is proud to present

# 55 MERCHANTS' WHARF

## SUITE 428



55MerchantsWharf428.com













## WELCOME HOME

Your waterfront dreams have come true with this stunning, exceptionally rare, 2 bedroom / 2 washroom suite in the south tower of Aqualina by Tridel. Experience "forever" lake and park views, and afternoon sunlight from this west-facing beauty, just moments from downtown. Elegant and efficient - nearly 800 square feet with not an inch of wasted space, including a king-sized primary bedroom with ensuite, second-bedroom with closet and a full second washroom. Watch sailboats and sunshine while enjoying coffee and cocktails on the peaceful balcony. Other luxuries: integrated appliances, smooth 9-foot ceilings, wood flooring and built-in closet organizers.

A superbly managed building with exceptional resort-quality amenities, outdoor pool paradise (sundeck, BBQs and epic view), fully-equipped fitness centre, sauna, theatre, guest suites and helpful 24/7 concierge and high-speed internet included in the maintenance fee. Rental parking available in the building.

Pop out for tacos in The Distillery, picnic and ice skate in Sherbourne Common, shop at Queens Quay Loblaws / Farm Boy / Shopper's and the new sexy LCBO, or meander along the waterfront. An easy walk to Scotiabank Arena for sports and entertainment and St Lawrence Market for incredible shopping. New Marche Leo's grocery store coming soon next door.











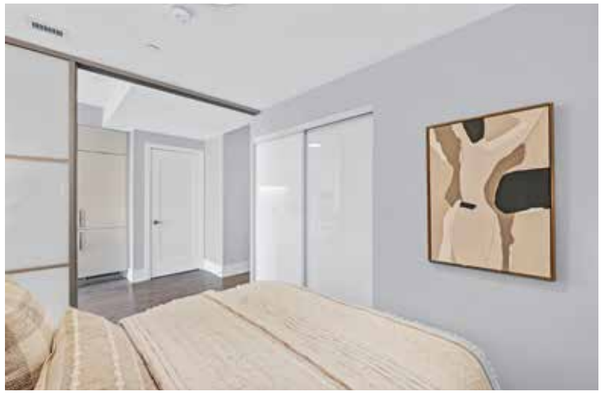


## ADDITIONAL INFO

| | |
|---|---|
| **Property Taxes:** | $4,019.92 (Annual in 2024) |
| **Possession:** | 60 Days/TBD |
| **Maintenance Fee:** | $651.47 (monthly 2024) |
| **Includes:** | Common elements, high-speed internet and building insurance. |
| **Utility Costs:** | Approximately $140/month<br>(Water, Heat & Hydro - all on one simple bill) |
| **Heating:** | Fan coil system (owned and maintained by the suite owner) |
| **Security:** | Full-time concierge - 24 hours / 7 days per week, enter phone system and in-suite security system |
| **Square Footage:** | Approximately 788 sq ft as per MPAC / builder's plan |
| **Amenities:** | Concierge, Gym, Indoor Lounge, Indoor Pool, Whirlpool, Sauna & Spa, Billiards Lounge, Library, Screening Theatre, Party Room/ Meeting Room, Guest Suites, Rooftop Terrace, Rooftop Pool, Urban Garden, BBQs (13th floor), Bike Storage and Visitor Parking |
| **Security:** | Full-time concierge - 24 hours / 7 days per week, enter phone system and in-suite security system |
| **Pet Restrictions:** | Two pet maximum (dog height 25" or below, one aquarium not exceeding 113.6 liters or non-venous reptile of 36" or less) |
| **Exposure:** | South West |
| **Property Manager:** | Del Property Manager<br>416-661-3151<br>Aqualina.Admin@delcondo.com<br>Aqualina.PM@delcondo.com |
| **Condo Manager:** | Andrea Hidvegi<br>437-222-7112 |
| **Inclusions:** | Refrigerator (Libherr), Cook Top (AEG), Oven (AEG), Dishwasher (AEG), Microwave (Panasonic), Television Wall Mount, Hood Fan, Washer and Dryer, (Whirlpool), Wall Shelf (Master bathroom), Closet Organizers, Mirror (Second Bedroom), All Built-in and Attached Shelving, All electric light fixtures and Custom Blinds. |
| **Exclusions:** | Attached Television (Negotiable), Patio Furniture (Negotiable) & Wine Fridge |
| **Rental Items:** | None |



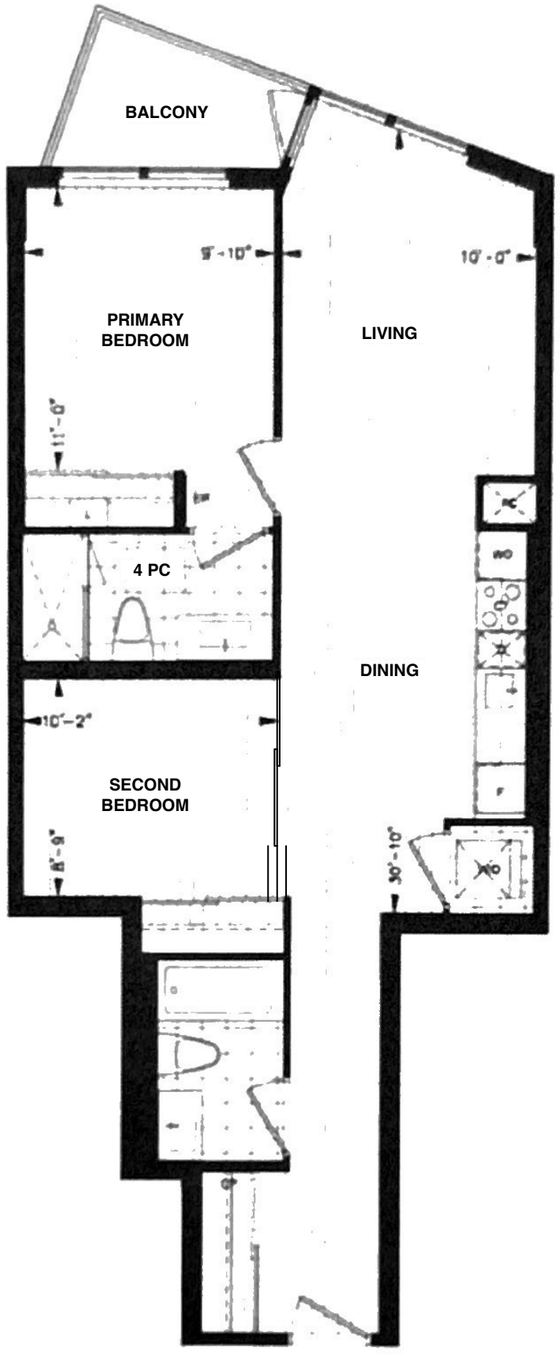











BALCONY
9' - 10"
10' - 0"
PRIMARY
BEDROOM
LIVING
11' - 0"
4 PC
DINING
10' - 2"
SECOND
BEDROOM
8' - 9"
30' - 10"

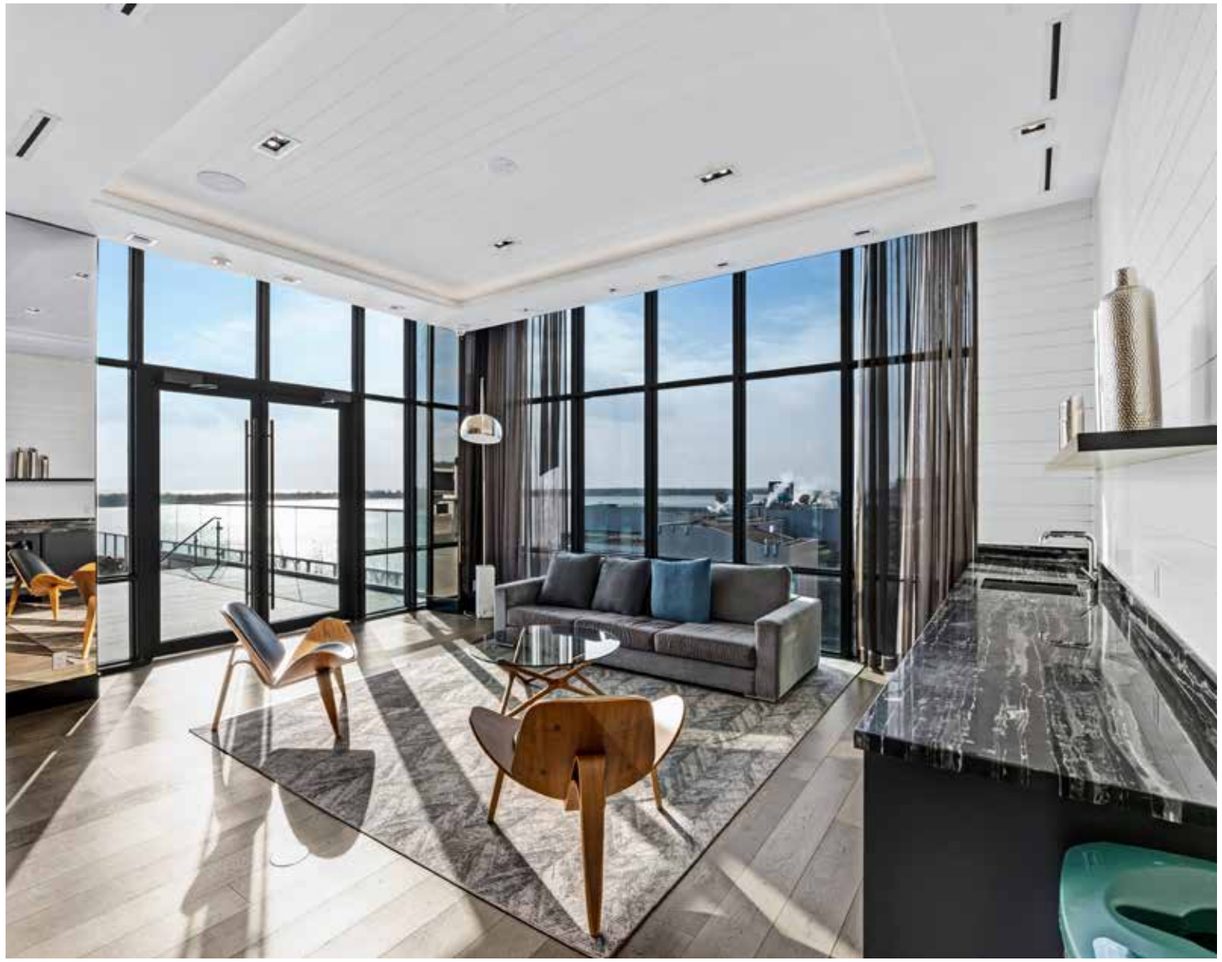












## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.




**ÉÉ Gabrielle-Roy**
Designated Catchment School
Grades PK to 6
14 Pembroke St

**Queen Alexandra Middle School**
Designated Catchment School
Grades 6 to 8
181 Broadview Ave

**Collège français secondaire**
Designated Catchment School
Grades 7 to 12
100 Carlton St

**Dundas Junior Public School**
Designated Catchment School
Grades PK to 5
935 Dundas St E

**Jarvis Collegiate Institute**
Designated Catchment School
Grades 9 to 12
495 Jarvis St

### Other Local Schools

**Rosedale Heights School of the Arts**
Grades 9 to 12
711 Bloor St E

**Lord Lansdowne Junior Public School**
Grades K to 6
33 Robert St

## PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



**Sherbourne Common**
61 Dockside Drive
< 1 min

**Aitken Place Park**
90 Merchants' Wharf
2 mins

**Water's Edge Promenade**
115 Queens Quay E
1 min

**FACILITIES WITHIN A 20 MINUTE WALK**
2 Playgrounds
1 Dog Park
1 Rink
2 Splash Pads
2 Beaches

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 17 minute walk away.

**Nearest Rail Transit Stop**
Union Station
17 mins

**Nearest Street Level Transit Stop**
Dockside Dr At Queens Quay East
2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.42km.

**St Michael's Hospital**
30 Bond St

**Fire Station**
207 Front St E

**Police Station**
51 Parliament St

HoodQ

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THE MILLS TEAM

AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature

INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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