



15 Windermere Avenue #911, Toronto

Check out the YouTube video at www.LovelyTorontoCondos.com

Luxurious Living By The Lake!

- Step into this sun-drenched suite with spectacular views of the Lake and Humber! Shows to absolute perfection!!
- "Windermere By The Lake" is an exceptional newer luxurious condo just steps to the waterfront and picturesque High Park!
- This bright 1 bedroom + den boasts soaring 9 foot ceilings and an excellent layout for comfortable living/entertaining space.
- Sleek gourmet kitchen has all the bells & whistles you could ask for! Built-in stainless steel appliances, ample cupboard space, granite counters & breakfast bar ideal for hosting and casual dining.
- Superb master retreat has upgraded cork flooring, His & Hers closets and floor to ceiling windows allowing for lots of natural light & superb views.
- The decadent four-piece bath has carrera marble floors and countertop and a deep soaker tub.
- Ownership of 1 underground parking spot and locker!
- Fabulous location of High Park/Swansea just minutes from Downtown Toronto. Convenient streetcar right at your doorstep! Friendly, well-run building with 24 hour concierge and first class amenities.
- Enjoy turnkey living and inclusive maintenance fees for care-free living and easy budgeting at its finest! Ideal for first time buyers/professionals or investors!

Western Waterfront Location!

- Swansea Village Setting is the only Toronto neighbourhood that has a lake, a river and a pond as its natural boundaries – a one of a kind community in which to thrive!
- The best of everything in Bloor West Village The Kingsway & Roncesvalles are all less than 2km from your door!! The serenity of High Park and the dogs-off-leash area are just down the street and it's less than a 2 minute walk to the lake.
- High Park & Grenadier Pond feature a full day of recreational activities including fishing, theatre performances, train rides, an animal zoo, historical exhibits, a restaurant, farmer's market, a myriad of fitness opportunities & off-leash dog walks.
- Shakespeare in the Park is one of the city's most pleasurable summer cultural events.
- Residents also love their neighbourhood gem - Rennie Park - with 4 tennis courts, an artificial ice rink for hockey indoors & out, playing fields and a wading pool.
- Plenty of local recreation opportunities! Walk & bike along the popular Martin Goodman Trail right out your front door & join up with the 300 km Greenway Waterfront Trail for a nature hike around the Lake. Adjacent to the picturesque Humber Bay Park!

- Find everything you need a short distance away in The Kingsway, The Queensway, Roncesvalles and of course the famous Bloor West Village shopping district which features many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. Foodies Rejoice! The Cheese Boutique, the one of a kind mecca of fine foods is minutes away.
- Sherway Gardens is also just minutes away. Take in a flick at the Cineplex Odeon on the Queensway and it's just a quick trip to the downtown core for more sophisticated pleasures.
- Motorists enjoy the convenience of being in and out of the city in minutes via Lake Shore Blvd, Gardiner Expressway & QEW.
- Well served by public transit system – Bus service along Windermere & Lake Shore provides connecting routes to the Mimico & Long Branch Go Transit service and to downtown Toronto's Union Station which is part of the Yonge-University-Spadina subway line.

Sun-Filled Oasis!

- Welcoming foyer features an oversized laundry closet with stackable washer/dryer and lots of storage room for all your coats, boots and shoes.

Den

- Ideal office for anyone that works from home
- Rich coloured merbau hardwood floors

Living/Dining Room

- Bright, open and airy floor plan is filled with lots of natural light from the floor-to-ceiling windows
- Sliding glass doors lead out to the Juliette balcony allowing lots of fresh air in
- Hardwood floors

Kitchen

- This modern kitchen will be a delight to cook in!

- Multi-functional breakfast bar for casual meals and enjoying the company of friends and family while prepping meals!
- Stainless steel appliances
- Granite counters
- Hardwood floors
- Classic subway tile backsplash

Master Bedroom

- Generously sized room with floor-to-ceiling windows
- Oversized His & Hers closets
- Designer cork floors

4 Piece Bath

- Marble floors & counters
- Deep soaker tub

The Building!

Windermere By The Lake is Located on a triangle of land between the historic Sunnyside Beach area of Lake Ontario, Grenadier Pond, and the verdant treescape of High Park. A well designed, contemporary structure of glass and steel!

First class amenities include an indoor pool, gym, sauna, 2 Gluckstein guest suites, party/meeting room, virtual golf, 24 hour concierge and visitor parking.



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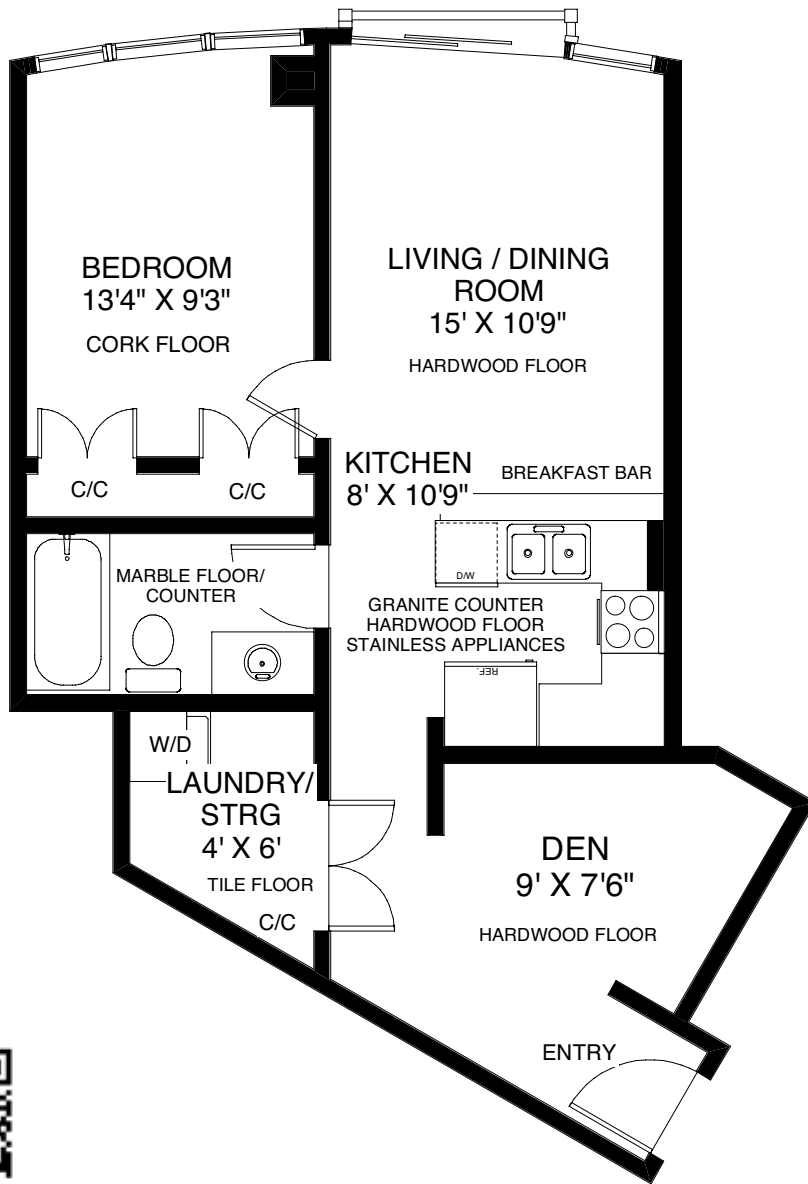
The Julie Kinnear Team
Top 1% in Canada - by referral only™

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Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

Taxes 2012: \$2039.69	Approx Sq Ft. 650	Possession: 60 days / TBA	Bedrooms: 1 + Den	Baths: 1x4 Piece
Parking: Ownership of 1 underground parking spot #114 Level B		Storage Locker: Ownership of 1 locker Level 2 #36		
Inclusions: Stainless steel fridge, stove, built-in dishwasher, built-in microwave, washer, dryer, vertical blinds, electric light fixtures (except as excluded)				
Exclusions: Pendant ceiling light fixture in living room		Pet friendly building with no size restriction. Maximum 2 pets permitted		
Maintenance: \$435.90 /month		Includes: Hydro, water, heat, parking, central air conditioning, building insurance, common elements		

For great info & links visit www.LovelyTorontoCondos.com

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