



1910 Lake Shore Blvd West #708

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Sophisticated Lakeside Living

- Built just 4 years ago this spacious 2 bedroom preferred split plan layout with 2 full baths is located in Toronto's vibrant west end, steps to High Park & Bloor West Village!
- Shows to Absolute Perfection!
- Aptly named "The Superior" floor plan with 1090 square feet, it is the largest unit available in the building.
- Unobstructed breathtaking direct south views of Lake Ontario instantly transports you out of the hustle of Toronto life and will WOW all that visit you!
- Convenient foyer to greet guests and an extra large double front hall coat closet with additional storage space for all your boots & shoes!
- Bright, open & airy living/dining room is filled with lots of natural light from the wall to wall - floor to ceiling windows. Pristine hardwood floors throughout. Custom blinds were upgraded throughout principal rooms
- Sliding glass doors lead out to the balcony with panoramic skyline views!
- Gorgeous detail, design and quality finishes are used throughout the deluxe eat-in kitchen & home office area! High end stainless steel appliances, granite countertops, tiled floors, beautiful maple cabinetry, double sink & subway tiled backsplash.
- The cosy master retreat has 40 oz. carpet, an oversized closet with sliding mirrored doors and wall to wall windows with privacy shades! Deluxe 3 piece ensuite bath has granite countertops & vanity and a large walk-in glass enclosed shower.
- The second bedroom is located on the opposite side of the suite for optimum privacy. Wall to wall windows, 40 oz carpet and a double closet with sliding doors!
- Ensuite laundry closet with stackable washer/dryer has plenty of extra storage room for all your laundry/cleaning supplies.
- 4 piece bath next to the 2nd bedroom has marble countertops and vanity.
- Well run building with friendly 24 hour concierge and first class amenities.
- Enjoy turnkey living and easy budgeting at its finest! Ideal for professionals or investors!
- Ownership of 1 parking space and locker conveniently located on the parking level right next to your spot!
- The finest in waterfront living close to downtown Toronto in a family friendly neighbourhood!

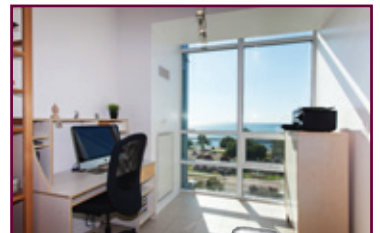
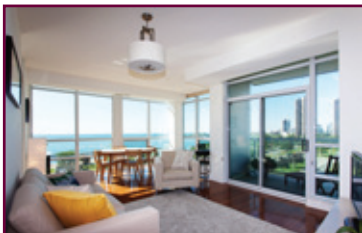
Western Waterfront Location!

- Located at the corner of Lake Shore/Ellis nearby both The Gardiner and Queensway for commuting!

- Swansea/High Park was recently named #3 neighbourhood to live in by *Toronto Life*! 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 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!
- The best of everything in Bloor West Village & Roncesvalles are all less than 2km from your door!! Enjoy big box shopping on The Queensway. Foodies Rejoice! The Cheese Boutique, the one of a kind mecca of fine foods is only blocks 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. Frequent travellers will appreciate the ease of reaching either Pearson Airport or the Island airport.
- Well served by public transit system – Bus service along Lake Shore & Windermere 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.

The Building!

- Welcome to the beautiful Park Lake Residences! Phase One #1910 the west tower and Phase Two #1900 the east tower. Situated along Lake Shore Blvd. @ Ellis Avenue
- Twin Towers with individual recreation centres joined by a 4-storey podium with landscaped garden & barbeque area! Take in the scenic views that overlook the magnificence of High Park, all the seasonal colours & Lake Ontario.
- Each Tower is self contained for elevators, hot water and air conditioning systems. The facade or lake facing units also have two separate low rise elevators for residents.
- Parking is on the second, third and fourth floors all in a covered parking lot above ground. 30 parking spots are available for guests and overnight parking from the concierge staff.
- Top of the line 5 star building amenities! Beautifully landscaped podium with b.b.q. area, fully equipped exercise room with separate aerobics/yoga area, an elegantly appointed party room, a billiards & cards lounge, visitor parking, sheltered bicycle area and 24-hr concierge!



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

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Guiding you home



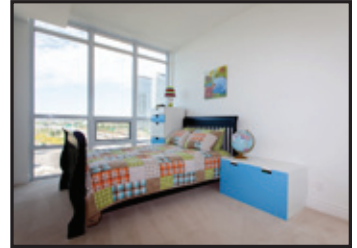
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THE SUPERIOR

1090 SQ.FT. — 2 BEDROOM



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: \$3389.50	Hydro: \$840.00	Approx. Sq. ft.: 1090 sq. ft.	Possession: 60 days / TBA
Bedrooms: 2	# Baths: 2 (1 x 4 piece; 1 x 3 piece)	Locker: Ownership of 1 locker (beside parking spot)	
Parking: Ownership of 1 parking spot – Level 4 #76			
Inclusions: Stainless steel: Fridge, stove, built-in dishwasher & built-in microwave, all electric light fixtures, window coverings & custom roller shades, washer/dryer, broadloom where laid.			
Maintenance Fee: \$722.01/Month Includes: Water, heat, central air conditioning, parking, common elements, building insurance and alarm system			

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