



231 Fort York Blvd #508, Toronto

Check out the YouTube video at www.LovelyTorontoCondos.com

Fabulous Layout for Entertaining!

- ♦ Enjoy convenience of city location, yet steps to the lake and trails. Live at pet friendly 231 Fort York in WaterPark City.
- ♦ Well-designed feels much larger than it appears! **Value enhanced** by balcony, insuite storage, owned parking space plus storage locker.
- ♦ **HUGE gourmet kitchen with breakfast bar. Open concept!**
- ♦ Walk-out from living room to quiet **courtyard outlook** from balcony.
- ♦ **Upgraded** finishings include granite counters, **stainless steel appliances**, laminate wood floors & closet organizers.
- ♦ **Master bedroom** with Berber carpet features closet organizers for maximum use of space.
- ♦ **Den** can be home office or guest room.
- ♦ Relax with **24 hour concierge** service & security. Visitor Parking. Great amenities.
- ♦ **Close to Toronto's financial & entertainment centre** provides easy access to streetcars & GO train.
- ♦ Wonderful combination of **location, price & lifestyle** offers outstanding value for first time or investment buyers.

Live Green Location Location!

- ♦ Located near Bathurst & Lakeshore with easy access to Harbourfront, Liberty Village, Ontario Place & the Ex. Close by the action at BMO Field, Rogers Centre & Air Canada Centre.

- ♦ Exercise on **Martin Goodman Waterfront Trail** & walk your dog in nearby dog park.
- ♦ **Looking to green the environment?** Walk downtown and it is only minutes to the Gardiner, QEW, DVP, Hwy 427 to Pearson Airport.
- ♦ Easy access to **the airport on Toronto Island.**

Perfect Pied a Terre!

- ♦ **The Aquarius in WaterPark City** is a well-run building in a convenient location. Unit 508 offers an exceptional floor plan that feels larger than the registered square footage.
- ♦ **Three** building elevators means no wait times. **Elevator near unit goes directly to parking space for added convenience and security.**
- ♦ **231 Fort York Blvd** is a pets allowed with restrictions (1 pet; dogs up to 60 lbs) condo building with many young professional residents.
- ♦ **Club Oasis building amenities** include guest suite, ample visitor parking, indoor pool, sauna & spa, fully equipped gym, party/ meeting & games rooms. Media room for theatre style entertainment. Enjoy a BBQ on the rooftop terrace with view over Lake Ontario
- ♦ Great location, floor plan and price create **superior value** in this excellent unit in WaterPark City.



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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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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: \$2005.12	Approx Sq Ft. 686 + balcony	Possession: 60 – 90 days / TBA	Bedrooms: 1 + den
Baths: 1x4	Parking: One owned space. # 34A, Level P3	Storage Locker: Ownership of 1 locker #180 Level P3	
Inclusions: Stainless Steel - Fridge, stove, dishwasher, built-in microwave hood fan; washer, dryer, electric light fixtures, custom window coverings.			
Maintenance fee of \$413.18 (April '13-'14) includes: Heat, water, central air conditioning, common elements, building insurance			
Hydro Separate: \$30/month . 1 pet allowed. Dogs up to 60lbs.			

For great info & links visit www.LovelyTorontoCondos.com

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