

600 Queens Quay #329

Superb Waterfront Location!

The Harbourfront neighbourhood serves as **Toronto's playground by the lake**. A unique blend of residential, cultural, recreational and commercial uses all within the same community! Enjoyed by all Toronto residents, as well as being a **popular destination point for tourists**.

Explore the bonanza of nearby recreation! **The Harbourfront has a powerboat and sailing school if you would like to try your hand at boating!** There are **two marinas** where visitors can dock overnight if staying to enjoy the summer festivities. The Harbourfront also runs a **popular children's summer camp**.

Summer is filled with a plethora of exciting festivals. The social, cultural, and recreational hub of the neighbourhood is the Harbourfront Centre, located at the York Quay at 235 Queens Quay West. **This popular lakeside venue hosts close to 4,000 events per year**, ranging from craft workshops and sailing lessons to jazz festivals and food fairs. **In the winter the Natrel Rink is home to learn to skate lessons, recreational skate and even DJ Skate night parties.** Check out more info @ www.harbourfrontcentre.com

The Air Canada Centre, Skydome, C.N. Tower and the Harbourfront Antique Market are all located within this neighbourhood. The Canadian National Exhibition, the Marine Museum, and Old Fort York are all just minutes from Harbourfront, while the **Toronto Islands are ten minutes away by ferry boat**.

Shop until you drop! The main shopping district is located along Queens Quay West with a mix being geared towards both the local residents and tourists. Queens Quay West is anchored by the Queens Quay Terminal, located at the foot of York Street, open seven days a week and features two floors of shops, galleries & restaurants.

Popular with young professionals who desire an urban lifestyle close to their downtown offices. Enjoy the **flourishing nightlife** with some of the **hottest restaurants, bars/lounges and shopping** as well as numerous **art galleries, studios, live theatre & musicals along King Street!**

Go green! Queens Quay West has both express and regular bus service right out your front door with connections to Union Station. From Union Station you can ride Toronto Transit or Go Transit lines to just about anywhere. **PATH access is right across the street to Toronto's Downtown Underground Pedestrian Walkway!**

Motorists have **easy access in and out of the city** via the Gardiner Expressway and Lake Shore Boulevard. **A short distance to the Toronto Island Airport!**

Check out the YouTube video at www.LovelyTorontoCondos.com

Modern Waterfront Suite!

Bright, open & airy, 1 bedroom designed for comfortable living! Walls of windows in every room **flood the suite with natural light all day long!**

Conveniently located right in the **heart of Toronto's Harbourfront neighbourhood!** Partake in a cultural event, **enjoy a leisurely stroll, exercise along the boardwalk, or enjoy fine dining on the waterfront.** Just in time for summer fun!

Sit back relax and rejuvenate after a hard day's work on the **balcony with beautiful south-west facing views.**

Ownership of 1 parking space and excellent building amenities including a 24 hour concierge!

Amazing value, space, location and lifestyle! Exceptional opportunity in a **trendy west end waterfront location.** Walk to the city's best restaurants, attractions and convenient streetcar to Union Station at your doorstep!

Enjoy **turnkey living and all inclusive maintenance fees** for easy budgeting! The future is bright – **exceptional investment to enjoy for years to come!** Ideal for first time buyers/ professionals or investors!

Suite Amenities:

- Open concept living/dining room with **double French doors** that open to the **Juliette balcony**, mirrored wall & laminate floors. **Double front hall coat closet!**
- Good-sized **kitchen with multi-functional breakfast bar** for casual dining, stone tiled floors, mirrored backsplash and **laundry area nicely tucked behind closed closet doors.**
- Large **master bedroom with a walk-out to your private balcony!** Double closet & laminate floors.
- **4 piece bath with marble floors.**



Julie Kinnear*, Jennifer Palacios*,
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The Julie Kinnear Team
Top 1% in Canada - by referral only™

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Guiding you home



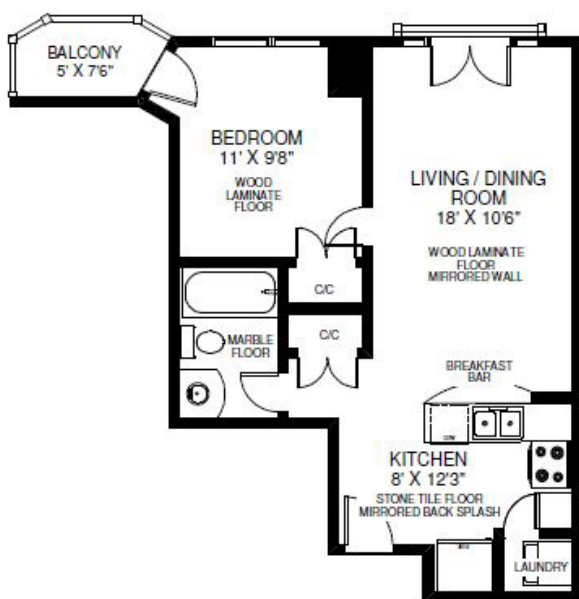
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The Building ~ Queen's Harbour

Located on the south-east corner of Lakeshore Blvd West and Bathurst Street just minutes from The Rogers Centre, ACC, CN Tower, CNE, Roy Thomson Hall, Royal Alexandra Theatre, Sony Centre for the Performing Arts, Eaton Centre plus many luxury hotels, restaurants and bars. Building amenities include: Party room, guest suite, exercise room, Japanese restaurant, visitors parking, 24 hour concierge and video surveillance.

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THE JULIE KINNEAR TEAM
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APPROXIMATELY 560 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.



Taxes 2014: \$1832.83	Bedrooms: 1	Baths: 1 x 4 Piece	Possession: 45 days/TBA	Approx Sq Ft.: 560
Locker: Current sellers rent 1 locker		Parking: Ownership of 1 underground parking spot Level A Unit #1		
Inclusions: Fridge, stove, built-in dishwasher, washer, dryer, electric light fixtures and window coverings				
Maintenance: \$431.65/month. Includes: Hydro, water, central air conditioning, heat, parking, building insurance & common elements .				

For great info & links visit www.LovelyTorontoCondos.com

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