



Bedroom 2

1733 Queen Street East Suite 421

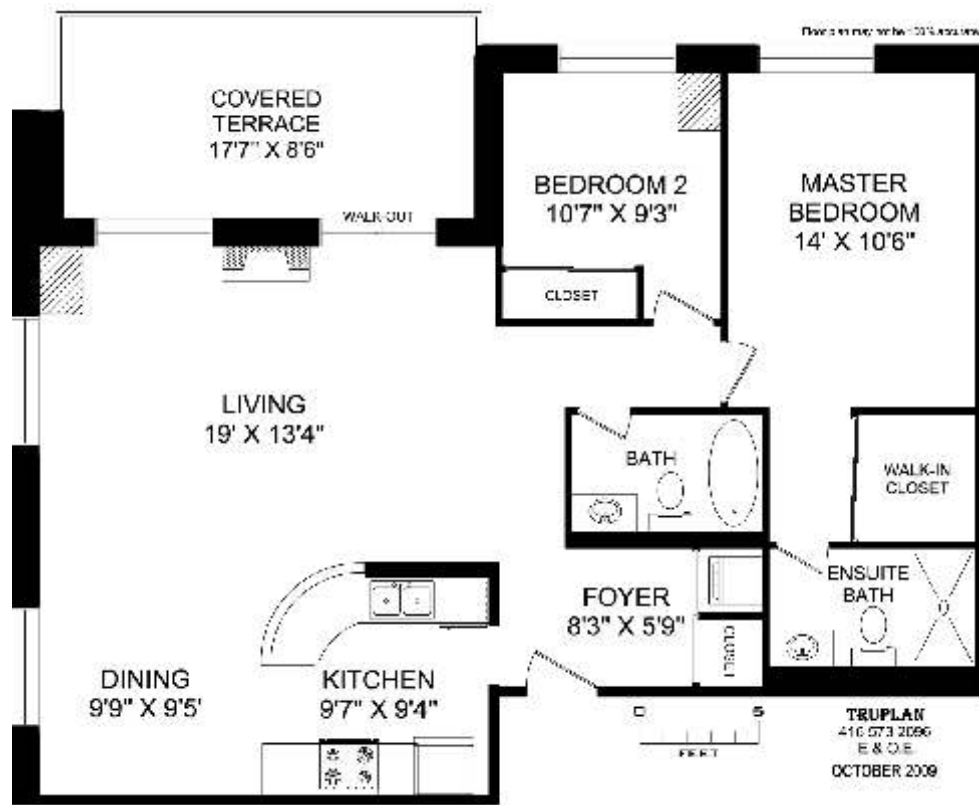
Presented by Nick Boothby and Christine DeMerchant



Master Bedroom



1733 Queen Street East, Suite 421



More photos and link to Virtual Tour at:
<http://www.inthebeach.com>

Royal LePage Homeward
Brokerage, Independently owned and operated

1858 Queen Street E Toronto, ON, M4L 1H1

Nick Boothby and Christine DeMerchant
Sales Representatives

416 698 2090

nick@inthebeach.com

A TRULY SPECTACULAR SOUTH - EAST CORNER APARTMENT

BUILDING'S FEATURES :

- * Fabulous location as the most Westerly of five buildings on the South side of Queen Street East.
- * Nearest of the five to Woodbine Park. Very close to mini Shopping Mall at Queen / Kingston Rd.
- * Additional frontage on Northern Dancer Blvd makes this the largest of the five buildings. This provides many more residents to share Maintenance costs, with potential savings for all.
- * Maintenance fees also include Hydro to Units (unlike the 5-storey building at 1863 Queen St. E.)
- * Elegant double Reception Hall - the front with Buzzer panel in Security area, plus a mail box "wing".
- * 2nd floor Amenities Suite includes **Party Room** with Roof Garden, M / F toilets & **Exercise Room**.
- * Underground **Parking** (some Surface parking too for residents AND guests). Underground **Lockers**. (a few Main floor Lockers too for lucky residents). Two high-quality fast Elevators. Garbage Room.
- * All Units connect to the Building's Security System. Fire doors by Elevators at each of five levels.
- * Cable TV service from Rogers OR Phone line TV service from Bell both available. Pets allowed !
- * The Building has budgeted to replace all corridor carpeting in 2010 from accumulated funds.

APARTMENT'S GENERAL FEATURES :

- * 4th floor location gives best of both worlds: - a high elevation with superb view along Winners Circle (even see Lake in winter) PLUS a shaded **Terrace** which is not available on the hot top floors!
- * Wonderful brightness of East-facing side windows, but avoiding the very strong afternoon sun.
- * Gunstock hardwood Living/Dining floors. New-cleaned Bedroom carpets. Ceramic Kitchen/Foyer.
- * Virtually all lighting is upgraded (many are brand new). Note the several sliding dimmer switches.

APARTMENT'S LIVING AREA FEATURES :

- * Welcoming separate **Foyer's** wall-to wall sliding doors hide coat closet and stacked Washer/Dryer.
- * Open plan **Kitchen** has pretty ceramic Backsplash tiles under white-doored upper cabinets. These provide lots of storage with a total of 6 long and 6 short doors. Below-counter cabinets provide 6 more doors plus 4 drawers. Lovely curved **Breakfast bar**, under pot-lit drop ceiling (an upgrade).
- * **Kitchen Appliances** (also upgraded) include G E "Brita Profile" Fridge, Ceramic-topped "Evolution" Stove, "Quietpower" built-in Dishwasher and built-in Microwave / Range Hood combination.
- * The extra-large **Living Room** and adjoining **Dining Room** create a huge "L"- shaped space. The **Living Room** boasts a handsome electric fireplace set in a custom-designed marble wall.
- * The South (and East and West) - facing **Terrace** has attractive wooden deck tiles, which can be stacked in winter. The wooden Planters are also included. Note that BBQs are allowed !

APARTMENT'S BEDROOM AREA FEATURES :

- * The **Master Bedroom** has a big South-facing window with included vertical blinds. There is space for a lounge chair, or even a desk. The spacious organized walk-in closet has triple-sliding-doors.
- * The **Ensuite Washroom** has been upgraded with a double-size Shower stall. Corian-marble basin.
- * The **2nd Bedroom** window's vertical blinds also included. **Big closet** with double sliding doors.
- * The **2nd Bathroom** is a 4-piece (bath with shower above). It too has a Corian-marble basin.

APARTMENT'S OTHER OWNED FEATURES :

- * The Locker (# 35) is one of few conveniently on the Main Floor. It is extra-large (about 7' 8" x 7").
 - * The Underground Parking Spot (# 49) has a double Bike Rack on its back wall -- a costly upgrade.
- APARTMENT, LOCKER & PARKING SPOT ARE ALL OWNED UNDER SEPARATE TITLE DEEDS.