



Exercise Room



Dining Room / Kitchen



Bathroom



Kitchen



Lobby



West View



**1765 QUEEN ST. E.
UNIT 406**



Office / Den



Party Room



Bedroom



Living / Dining Room



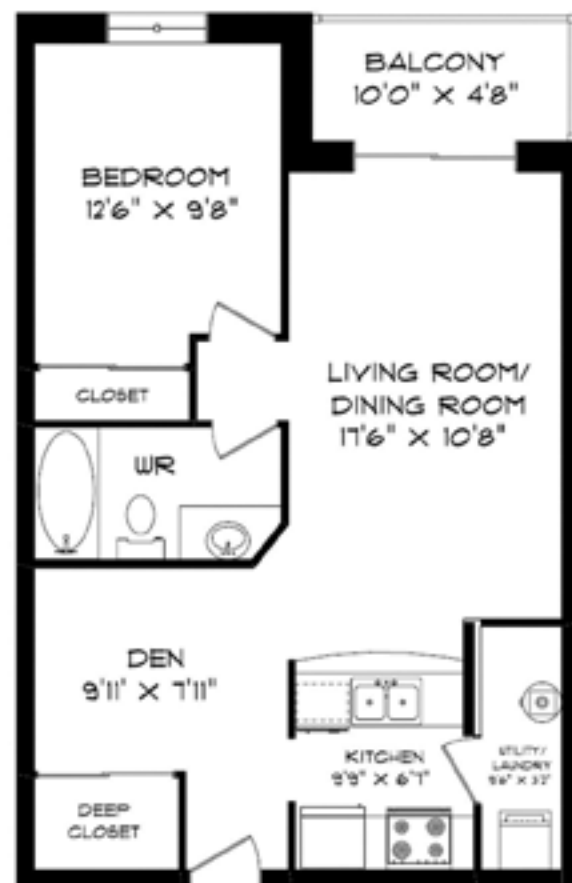
Party Room



East View

Presented by Nick Boothby and Christine DeMerchant

1765 Queen St. E unit 406 Condominium Apartment



MAIN FLOOR
694 SQUARE FEET



PLANIT
MEASURING

NOTE: THESE MEASUREMENTS ARE APPROXIMATE.
FIELD MEASUREMENTS ARE SUBJECT TO VERIFICATION, E & A, INC.

416-361-5999

www.inthebeach.com

Virtual Tour, More Photos, Plus Interactive Floor Plan

Nick Boothby and

Christine DeMerchant ROYAL LEPAGE

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ROYAL LEPAGE



HOMEWARD

416-698-2090

Light, Freshly Painted, Bright 694 Sq Ft Of Pleasurable Comfort At Penthouse Level!

Building Features:

- Durable Brick and Concrete construction. Bright spacious elegant **Lobby** has Granite Floors and Security System with Intercom.
- Location is very handy to Beach Boutiques, Cafes and Restaurants, plus Shopping. Cinema is within walking distance. Building is a stone's throw to Boardwalk and to Parks. Many TTC alternatives including Queen Street Car and Woodbine Bus PLUS quick driving access to Downtown via Lakeshore and Gardiner Expressway.
- Huge **Party Room** on second floor is bright with balcony and Kitchen / Dining room / Bar plus lots of space to sit or mingle.
- **Gym / Exercise Room** on second floor is exceptionally well equipped.
- Underground **Parking Garage** offers visitor parking.

Interior Features:

- Well laid out floor plan makes efficient use of all space and looks roomy and bright.
- Normac **Kitchen** in Light Oak, offers lots of storage. Upper cabinets have 2 long and 4 short doors, (2 over fridge and 2 over stove), plus 6 short cabinets over double sink and counter. Bottom cabinets have 5 long doors (1 narrow beside stove) plus 4 drawers.
- *Appliances* include GE Fridge, Stove, and Built in Dishwasher plus Kenmore Elite Navigator Microwave-Range Hood.
- In-unit **Utility Room/Laundry** offers more storage plus holds stacked Washer / Dryer, also GE, as well as energy efficient Polaris Hot Water heater (rented).
- **Breakfast bar** in dining area with stylish double cabinet with frosted see through doors, above counter.
- **Kitchen floor** and **Entrance Lobby**, are tiled and have marble sill to Den/Dining area.
- **Den / Office** area could be used as Dining Room and has double closet.
- Combined open **Living and Dining Room** has broadloom and walkout to private Spacious **Balcony** with Charming Tree-Top Views Of Church Roofs.
- *Central Air conditioning and Hydro* included in the Maintenance fee.
- Bright tiled **Bathroom** has *Corian* Cultured Marble countertop with cabinet storage, extra cabinet above toilet and tiled bath surround.
- Pot light in bedroom / bathroom entrance.