



Lobby



Lake View from Terrace



Bedroom 2



Master Bedroom



Exercise Room



Terrace



1797 Queen Street East Suite 414



Kitchen



Party Room



Party Room Terrace



Dining Room



Living Room



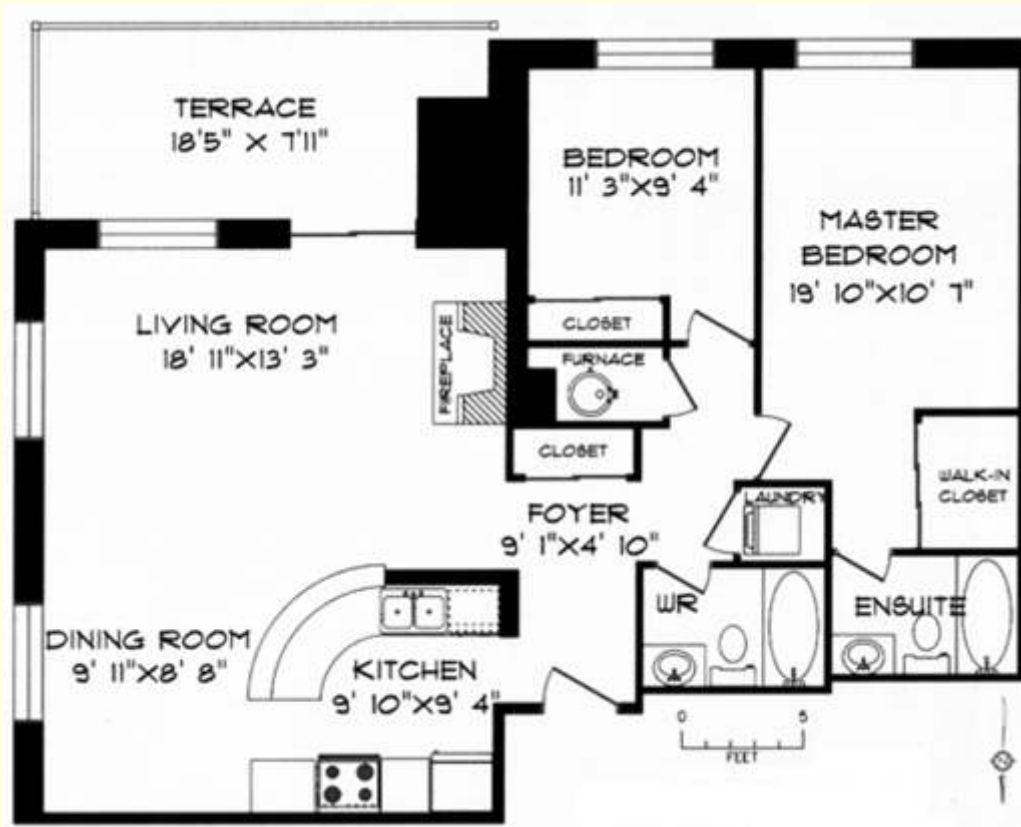
Living Room



Front View of Building

1797 Queen ST East Suite 414

**South East Penthouse Condo has 2 Parking Spots
plus a Great View**



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

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Arguably the most Desirable Penthouse Suite in this Building !

What Makes This Unit Unique ?

- * Located on the quiet SOUTH side of this prestige building.
- * Only Penthouse in building with clear LAKE VIEW (straight down Joseph Duggan Road).
- * Only Lake View corner unit in building which also has a gas FIREPLACE.
- * Extremely rare on Queen St. E. to have TWO adjacent PARKING SPOTS underground.
- * Maximum-size unit in the Building. (Maintenance fees are based on the 1088 square feet external measurement provided by the Builder).
- * Centre hall plan, with bedrooms to West of the Foyer, and living rooms to the East of it.
- * Entire suite was freshly designer re-decorated in May 2011. Wood trims also re-painted.

Living Room Features :

- * Huge Living Room size was created by eliminating the optional 3rd small Bedroom or Den.
- * Georgian-style gas FIREPLACE with black marble surround. Its Woodwork is fresh-painted.
- * Beautiful gunstock-type HARDWOOD floor extends to include the whole Dining Room.
- * South-facing double glass doors and window (all with vertical blinds) overlook the Terrace.
- * East-facing window for extra light also includes its vertical blinds.

Dining Room Features :

- * Overlooks Living Room to create a spacious open-plan feeling.
- * Chandelier and East-facing window's vertical blinds are included with the property.

Kitchen Features :

- * Black Corian/granite counters and curved Breakfast Bar (which provides a separating feature).
- * Attractive ceramic backsplash tiles behind counters, and big Mexican-style floor tiles.
- * Storage galore ! 19 bleached oak cabinet doors hide masses of shelves. 4 drawers too.
- * Appliances are a white G E Fridge, Stove and built-in Dishwasher. Also a Broan Range Hood.

Foyer Features :

- * Big Mexican-style floor tiles match the Kitchen's. Double closet has space for lots of coats.
- * **Laundry** has tiled floor. Newer stacked Whirlpool Washer & Maytag Dryer are both big !
- * **Utility Room** has storage space in addition to Hot Water Tank & Heat Exchange/Furnace.

Bedroom Features :

- * Both Bedrooms have Berber carpets & South-facing windows, with vertical blinds included.
- * Master Bedroom has a 3 (sliding) door Walk-in closet. 2nd Bedroom has a Double closet.
- * Master has an ensuite 4-piece Bathroom. The other 4-piece Bathroom is not ensuite.

Other Features :

- * Sun-filled **Terrace** has custom-fitted decking boards. BBQ-ing is allowed in this building !
- * The underground **Locker** and the 2 adjacent **Parking spots** each have separate legal title.
- * The Maintenance fees include use of a superb **Party Room & Exercise Room**, each with its own terrace. The building's security system connects the front door by phone to each Unit.
- * The building has several Guest parking spots. Public parking at rear costs \$3 per night.
- * Mareka Property Management Inc. has an excellent building Manager on site 5 days a week.