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MLS Listing - 612 - 1 Edgewater Dr., Toronto



1 Edgewater Dr 612 **List: \$925,000 For: Sale**

Toronto Ontario M5A 0L1
Toronto C01 Waterfront Communities C1 Toronto
SPIS: N **Taxes:** \$4,577.85/2025

Condo Apt Apartment **Rms:** 5
Corp#: TSCC / 2768 **#Shares%:** **Bedrooms:** 2
Unit#: 12 **Locker#:** **Washrooms:** 2
Locker Lev Unit: 1x5, 1x4
Locker Unit#:
Level: 6

Zoning:

Prop Mgmt: Del Property Management Inc.

Dir/Cross St: Lakeshore Blvd. E. & Lower Sherbourne St.

Directions:

Lakeshore Blvd. E. & Lower Sherbourne St. to Queens Quay E. to Merchants' Wharf to Edgewater Dr.

MLS#: C12271450 **Possession Remarks:** Immediate Possession Available

Status Cert: N

Bldg Name: Aquavista Condos at Bayside

PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$918	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: None / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 800-899	Elev/Lift:	Park Type: Owned
Sqft Source: per Builder Plan	Taxes Incl: Retirement:	Park/Drv Spcs: 0
Exposure: Sw	Heat Incl: Water Incl:	Tot Prk Spcs: 1
Assessment:	Cable TV Incl: CAC Incl:	Pk Spot#: 42
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:
Survey Type: None	Com Elem Incl: Y	Prk Lvl/Unit: B
Phys Hdp-Eqp:	Cert Level:	Bldg Amen:
	Energy Cert:	Bike Storage, Concierge, Exercise Room,
	GreenPIS:	Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
		Prop Feat:
		Ensuite Laundry, Pets Allowed with Restrictions, Waterfront

Water Body Name: Lake Ontario

Water Body Type: Lake

Water Features: Other

Access to Property: Paved Road

Docking Type: None

Water View: Direct

WaterfrontYN: Y

Shoreline: Unknown

Shoreline Allowance: None

Alternative Power: None

Easements/Restrict: Unknown

Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	25	x 10.99	Laminate	Combined W/Dining	B/I Appliances
2	Dining	Main	25	x 10.99	Laminate	Combined W/Living	Open Concept
3	Living	Main	25	x 10.99	Laminate	Window Flr to Ceil	W/O To Balcony
4	Prim Bdrm	Main	12.5	x 9.97	Laminate	5 Pc Ensuite	W/I Closet
5	2nd Br	Main	10.5	x 8.5	Laminate	Large Closet	Sliding Doors

Client Remks:

5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Spacious (Approx. 855 Sq.Ft.), Southwest-Facing 2 Bedroom & 2 Bath Condo Suite with Stunning Lake Views in Waterfront "Aquavista Condos at Bayside" in Toronto's Vibrant Waterfront Community! 2. Open Concept Kitchen (with Sleek Modern Cabinetry & Built-in/Integrated Appliances), Dining & Living Area Boasting 10' Floor-to-Ceiling Windows & W/O to Balcony with Stunning Lake Views! 3. Bright, Good-Sized Primary Bedroom with W/I Closet & Modern 5pc Ensuite with Full Tub/Shower Combo Plus Separate 2nd Shower! 4. 2nd Bedroom with Large Closet, Full 4pc Main Bath & Convenient Ensuite Laundry Complete This Gorgeous Suite! 5. Fabulous Building Amenities Including Bright & Modern Lobby, Fitness Centre, 24Hr Concierge, Outdoor Pool & Generous Patio/Seating Areas Overlooking the Lake, Generous Rooftop/BBQ Terrace, Party/Rec Room & More! All This & More! Freshly Painted & Move In Ready! Prime Waterfront Location within Walking Distance to Restaurants & Cafes, Ice Rink/Splash Pad, Beach, Martin Goodman Trail, Public Transit, Distillery District, St. Lawrence Market, Shopping & Many More Amenities... Plus Easy Hwy Access for Travel! Includes 1 Underground Parking Space. Internet Included in Maintenance Fees.

Extras:

Listing Contracted With: REAL ONE REALTY INC. 905-281-2888

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