

THE MILLS TEAM

is proud to present

118 MERCHANTS' WHARF

SUITE 517



118MerchantsWharf517.com



WELCOME HOME

Summer in the City never looked so good! Indulge in a world of luxury at renowned Aquabella by Tridel, one of Toronto's premier waterfront buildings. Squeezing every bit of functionality out of its 1,264 square feet, with not an inch wasted, this 2-bedroom plus den layout offers style and incredible space for socializing with your people. Enjoy cocktails on the balcony, wood floors, fabulous storage and timeless finishes throughout. Two generous bedrooms, both with spa-like ensuite washrooms, windows and generous closets, plus a separate den that can easily function as a bedroom, and a guest powder room. Other perks: Keyless entry, underground parking, storage locker and high-speed internet included in the maintenance fee!

Summer in the City never looked so good! Indulge in a world of luxury at renowned Aquabella by Tridel, one of Toronto's premier waterfront buildings. Squeezing every bit of functionality out of its 1,264 square feet, with not an inch wasted, this 2-bedroom plus den layout offers style and incredible space for socializing with your people. Enjoy cocktails on the balcony, wood floors, fabulous storage and timeless finishes throughout. Two generous bedrooms, both with spa-like ensuite washrooms, windows and generous closets, plus a separate den that can easily function as a bedroom, and a guest powder room. Other perks: Keyless entry, underground parking, storage locker and high-speed internet included in the maintenance fee!

This building is one of a kind with elevated amenities including an outdoor pool and sundeck, beautiful party room, fully-equipped fitness centre, sauna, theatre, guest suite, helpful 24/7 concierge and daycare within the building.

All in a waterfront community that gets cooler by the day! Pop out for dinner in the Distillery District, picnic/ice skate in next door Sherbourne Common, shop at Queens Quay Loblaws, Farm Boy and LCBO, meander along the waterfront to Sugar Beach and Harbourfront. Plus soon-to-enjoy Villiers Island, Toronto community centre across the street and Marche Leo's Supercentre next door!

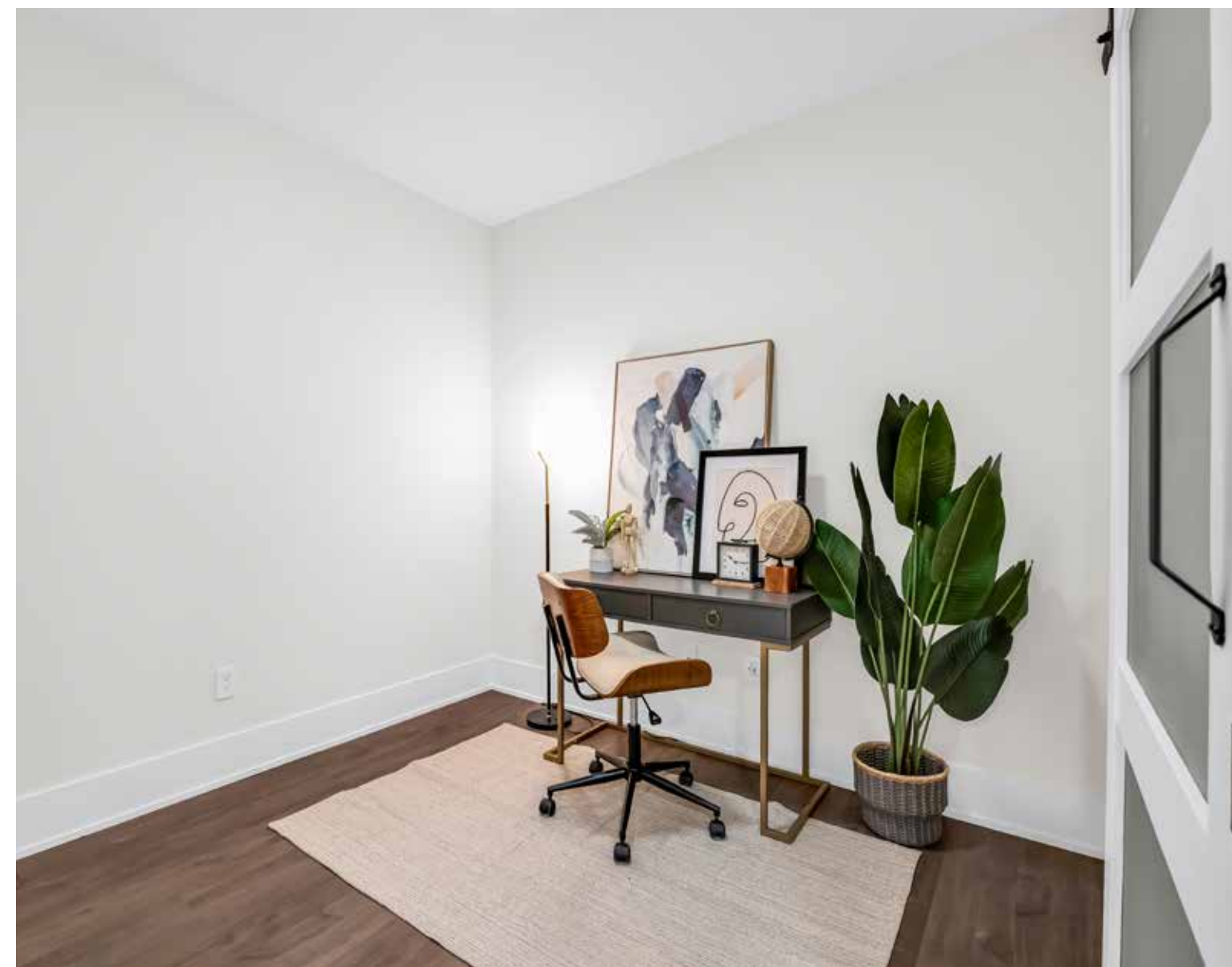
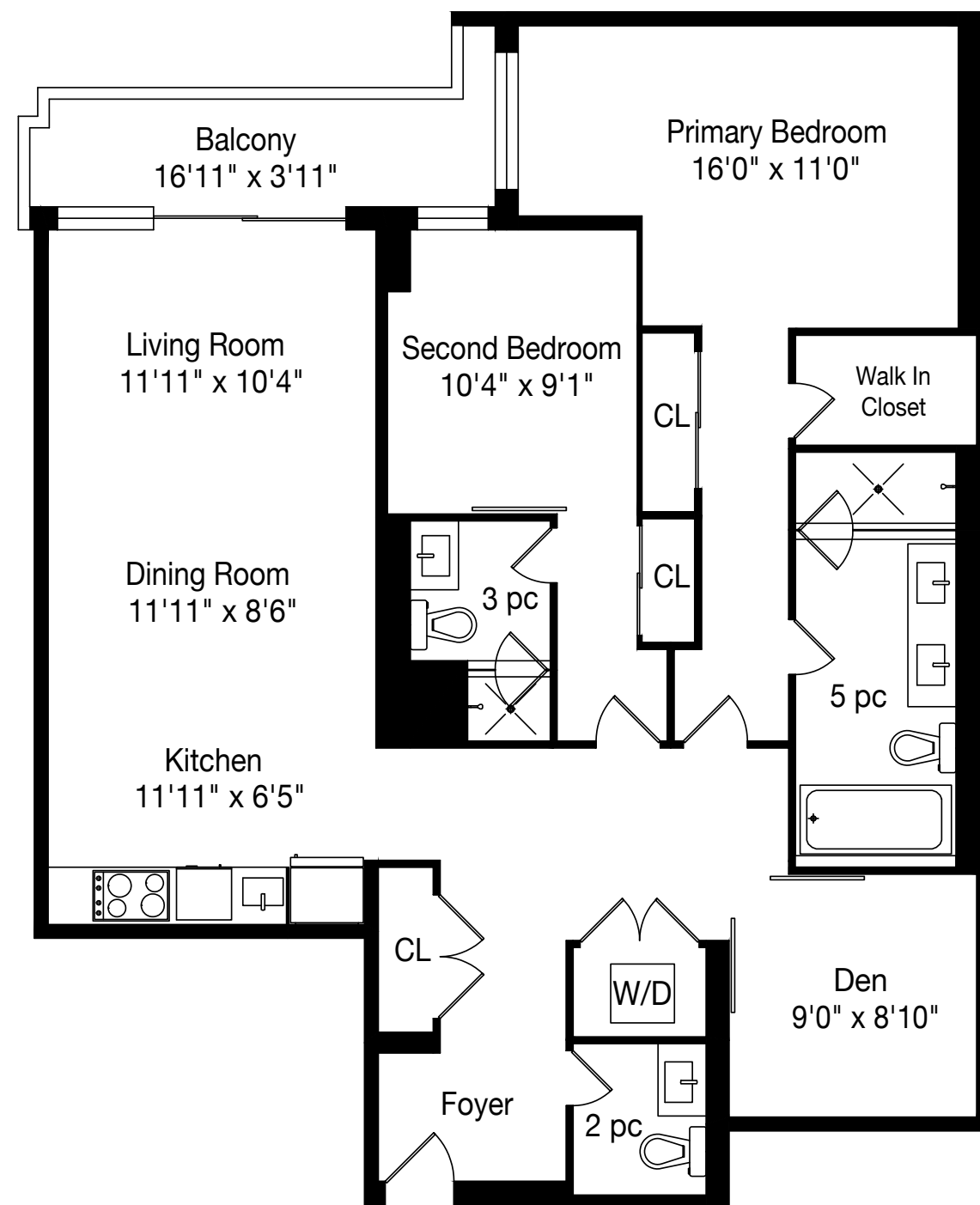




ADDITIONAL INFO

- Property Taxes:** \$6,191.05 (Annual in 2022)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$ 1,177.19 (monthly 2023)
- Includes:** Common elements, Building insurance, Internet, Parking and Locker
- Parking:** 1 underground parking space (Level D, Unit 7)
- Locker:** 1 owned locker (Level D, Unit 60)
- Utility Costs:** Water, Hydro, Gas, HVAC - all in one simple bill through Provident Energy
- Heating:** Fan coil system (owned & maintained by suite owner)
- Square Footage:** 1,264 sq ft per MPAC
- Amenities:** 24/7 Concierge, Outdoor Lounge and Pool, Sauna, Fitness Centre, Entertainment Lounge/ Party Room, Theatre, Guest Suite, Pet Wash and Bike Wash Area, Bike Storage and Visitor Parking
- Pet Restrictions:** 2 household pets welcome (dogs may not exceed height of 25 inches)
- Exposure:** East
- Property Manager:** Del Property Management Inc
- Condo Manager:** Afrooz Alavi
aquabella.pm@delcondo.com
437-222-3552
- Inclusions:** Refrigerator (Fisher&Paykel), Cook Top (KitchenAid), Dishwasher (KitchenAid), Microwave (KitchenAid), Washer and Dryer (Whirlpool), All built-in and attached shelving, All electric light fixtures, Window coverings & Garage door openers/fobs
- Exclusions:** None
- Rental Items:** None







SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



- ÉE Gabrielle-Roy**
Designated Catchment School
Grades PK to 6
14 Pembroke St
- Queen Alexandra Middle School**
Designated Catchment School
Grades 6 to 8
181 Broadview Ave
- Dundas Junior Public School**
Designated Catchment School
Grades PK to 5
935 Dundas St E
- Collège français secondaire**
Designated Catchment School
Grades 7 to 12
100 Carlton St
- Jarvis Collegiate Institute**
Designated Catchment School
Grades 9 to 12
495 Jarvis St
- Other Local Schools**
Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E
Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

PARKS & REC.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



- Aitken Place Park**
90 Merchants' Wharf
2 mins
- Water's Edge Promenade**
115 Queens Quay E
4 mins
- Sherbourne Common**
61 Dockside Drive
3 mins
- FACILITIES WITHIN A 20 MINUTE WALK**
3 Playgrounds
1 Dog Park
1 Rink
1 Splash Pad
1 Beach

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 19 minute walk away.

- Nearest Rail Transit Stop**
King Station
19 mins
- Nearest Street Level Transit Stop**
Parliament St At Lakeshore Blvd East South Side
3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.5km.

- St Michael's Hospital**
30 Bond St
- Fire Station**
207 Front St E
- Police Station**
51 Parliament St

118 MERCHANTS' WHARF, SUITE 517



TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*,
Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

118MerchantsWharf517.com

ROYAL LEPAGE **Signature**
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative