

THE MILLS TEAM

is proud to present

15 MERCHANTS' WHARF

SUITE 931



15MerchantsWharf931.com



WELCOME HOME

Feel like you're floating on the water the moment you step inside this magical suite at renowned Aqualina by Tridel.

Imagine waking up every day to these breathtaking lake and island views only moments from downtown. This residence promises that "wow factor" that few can provide. Boasting floor-to-ceiling windows to frame your unobstructed view of never-ending water, sky, park and the city. Two bedrooms, both with lake views, two full spa-like washrooms and over 1,000 square feet blanketed in sunlight.

A truly perfect split-bedroom floor plan that takes advantage of every square inch of space and offers an open concept living/dining room/kitchen perfect for seamless entertaining. Cooking dinner has never been better while basking in these views with ample island counter and eating space. Watch the sailboats and sunsets over the lake while enjoying coffee and cocktails from the corner balcony.

Underground parking with EV charging, high-speed internet and bragging rights all included.

Few Toronto buildings can compete with the quality, management and elevated amenities of Aqualina. Undeniably the best outdoor rooftop infinity pool in the city - you absolutely must see to believe - with private BBQ areas and jaw dropping views. Plus fully-equipped fitness centre, sauna, theatre, guest suites, multiple party rooms and lounges and helpful 24/7 concierge.

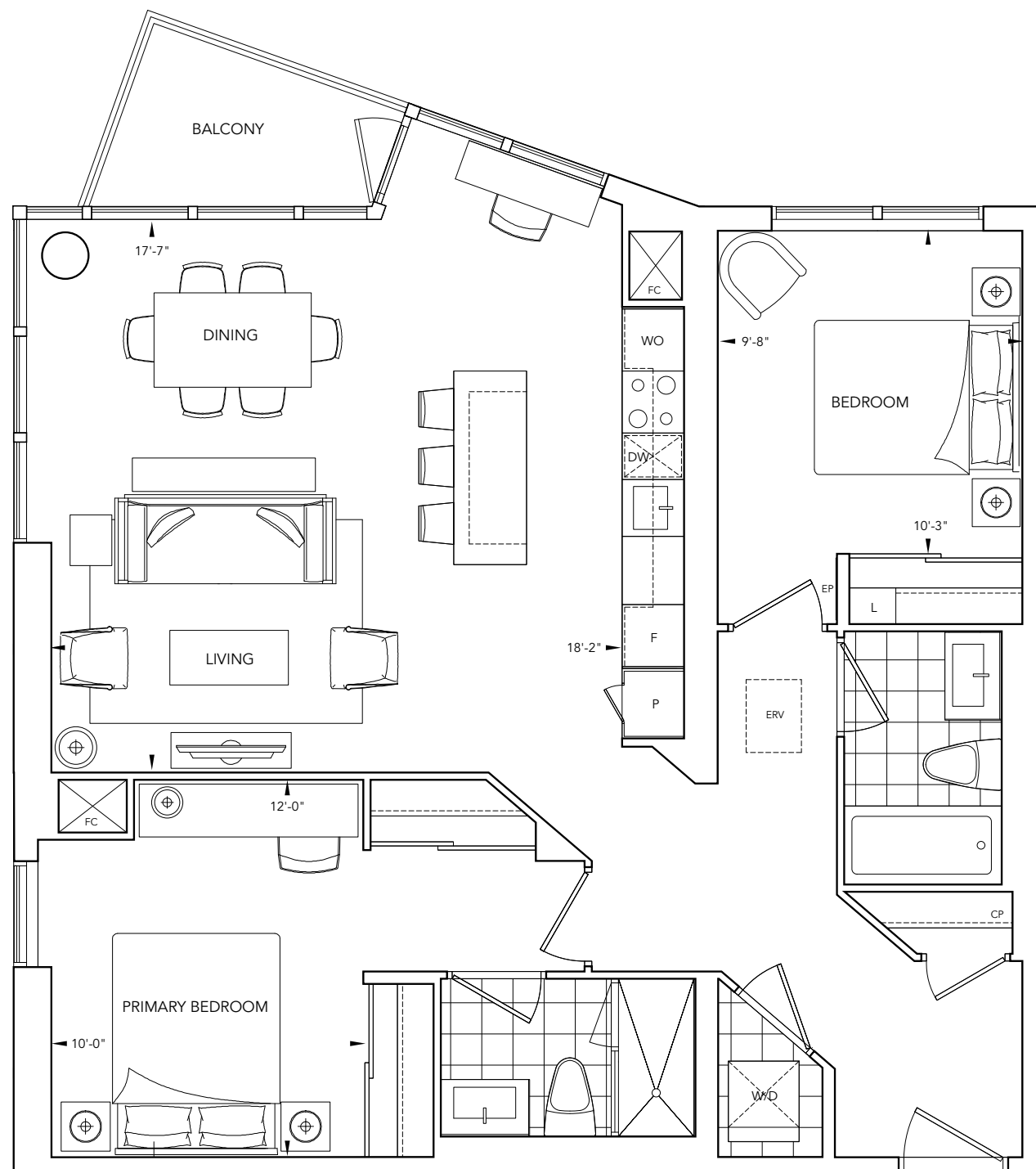
A waterfront community that gets cooler by the day! Peaceful and serene, yet only moments to it all. Pop out for dinner in the Distillery District, picnic/ice skate in next door Sherbourne Common, shop at Queens Quay Loblaws, Farm Boy & LCBO, meander along the waterfront to Sugar Beach and Harbourfront. Moments to downtown for sports and entertainment and the St Lawrence Market. TTC outside your door. Plus soon-to-enjoy Villiers Island and Marche Leo's Supercentre next door!



ADDITIONAL INFO

Property Taxes:	\$6,077.94 (Annual in 2025)
Possession:	30 Days/TBD
Maintenance Fee:	\$901.94 (monthly 2025)
Includes:	Common elements, high-speed internet and building insurance.
Utility Costs:	Approximately \$100/month (Water, Heat & Hydro - all on one simple bill)
Heating:	Fan coil system (owned and maintained by the suite owner)
Security:	Full-time concierge - 24 hours / 7 days per week, enter phone system and in-suite security system
Square Footage:	Approximately 1,008 sq ft as per MPAC / builder's plan
Amenities:	Concierge, Gym, Indoor Lounge, Indoor Pool, Whirlpool, Sauna & Spa, Billiards Lounge, Library, Screening Theatre, Party Room/ Meeting Room, Guest Suites, Rooftop Terrace, Rooftop Pool, Urban Garden, Community BBQs (13th floor), Bike Storage and Paid Visitor Parking
Security:	Full-time concierge - 24 hours / 7 days per week, enter phone system and in-suite security system
Pet Restrictions:	Two pet maximum (dog height 25" or below, one aquarium not exceeding 113.6 liters or non-venous reptile of 36" or less)
Exposure:	South West
Property Manager:	Del Property Manager 416-661-3151 Aqualina.Admin@delcondo.com Aqualina.PM@delcondo.com
Condo Manager:	Andrea Hidvegi 437-222-7112
Inclusions:	Refrigerator(Libherr), Cook Top (AEG), Oven (AEG), Dishwasher (AEG), Microwave (Panasonic), Hood Fan, Washer and Dryer (Whirlpool), All built-in and attached shelving, All electric light fixtures and All Window Coverings
Exclusions:	Wall/Murphy Bed
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

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Dundas Junior Public School
Designated Catchment School
Grades PK to 5
935 Dundas St E

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 9 recreation facilities within a 20 minute walk from this address.



Sherbourne Common
61 Dockside Drive

< 1 min

Aitken Place Park
90 Merchants' Wharf

2 mins

Water's Edge Promenade
115 Queens Quay E

2 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
1 Dog Park
1 Rink
2 Splash Pads
2 Beaches

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 16 minute walk away.

Nearest Rail Transit Stop
King Station

16 mins

Nearest Street Level Transit Stop
Queens Quay East At Lower Sherbourne St

1 min

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 1.33km.

St Michael's Hospital
30 Bond St

Fire Station
207 Front St E

Police Station
51 Parliament St

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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