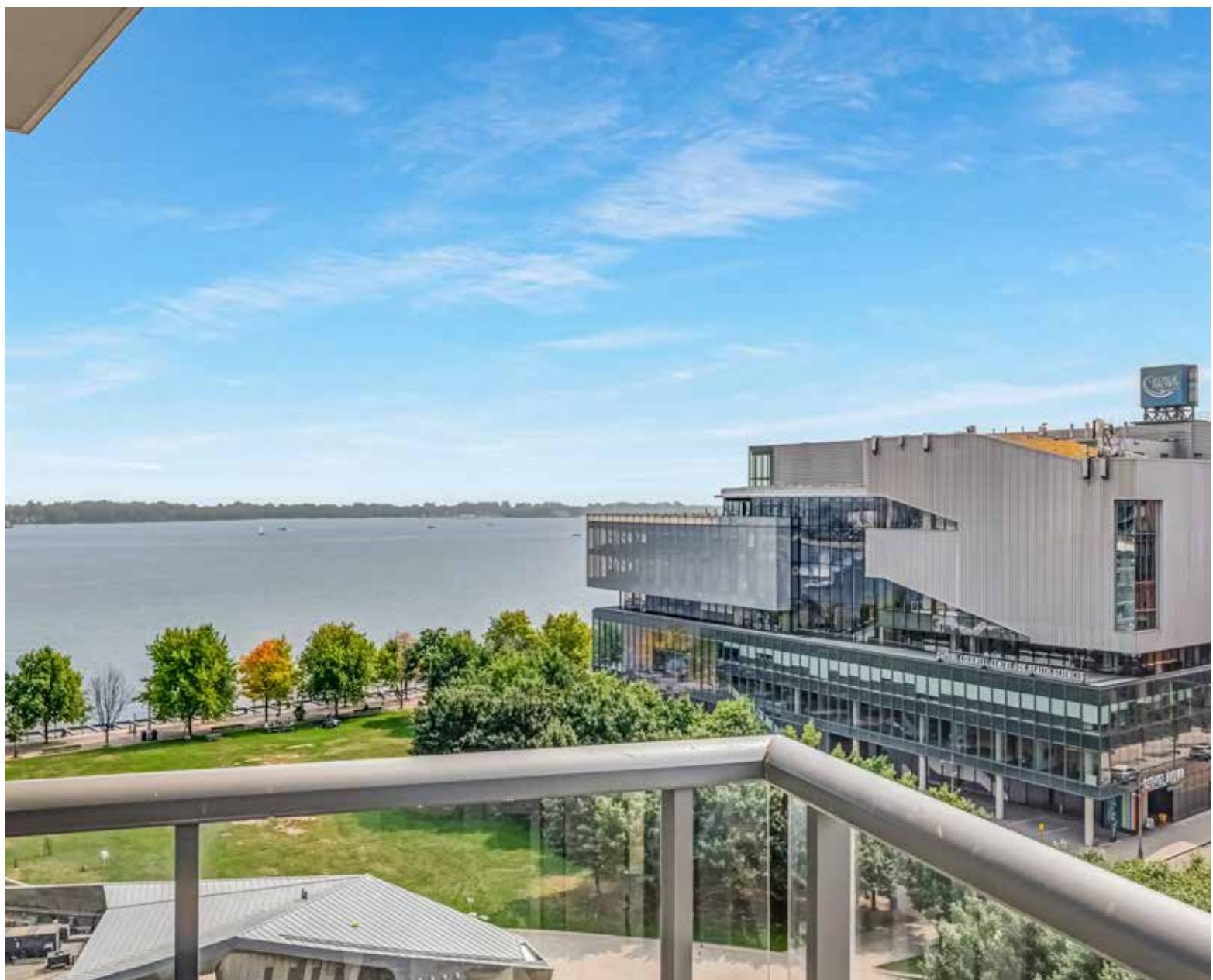


THE MILLS TEAM

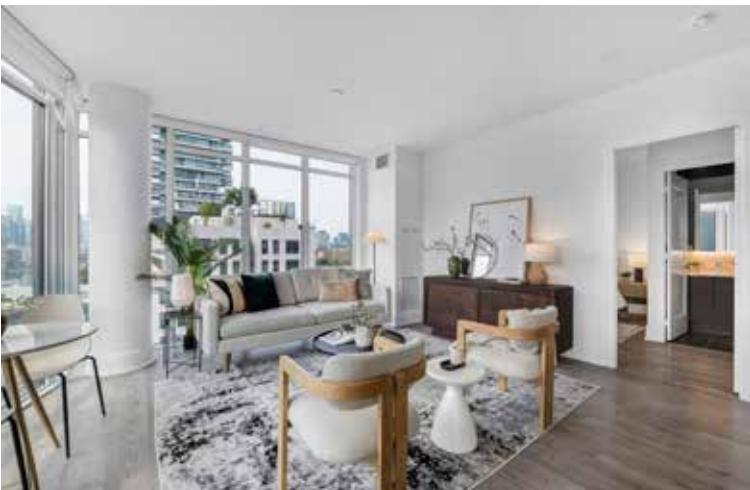
is proud to present

15 MERCHANTS' WHARF

SUITE 942



15MerchantsWharf942.com



WELCOME HOME

Your waterfront dreams have come true with this stunning, exceptionally rare, 2 bedroom / 2 washroom corner suite at Aqualina by Tridel.

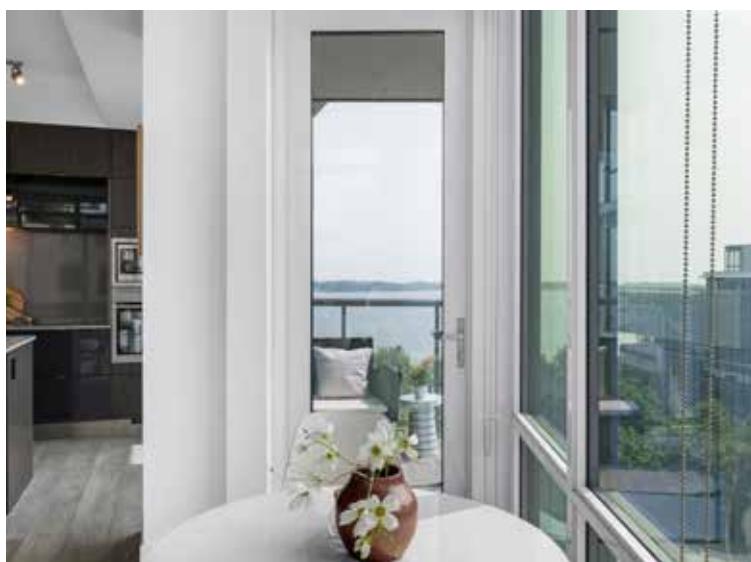
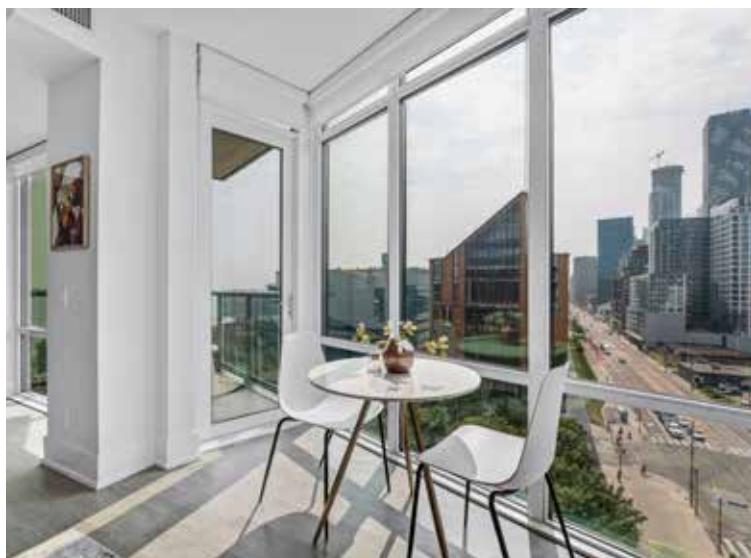
Experience "forever" lake and park views, and afternoon sunlight from this west-facing beauty, only moments from downtown. Two bedrooms including a king-sized primary with walk-in closet, two full spa-like washrooms and over 950 square feet blanketed in sunlight.

This split-bedroom floor plan offers an open concept living area perfect for seamless entertaining. A truly functional kitchen with ample island counter and eating space and modern finishes. Watch the sailboats and sunsets over the lake while enjoying coffee and cocktails from the balcony.

Underground parking & huge separate storage locker (both right by the elevator), 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.

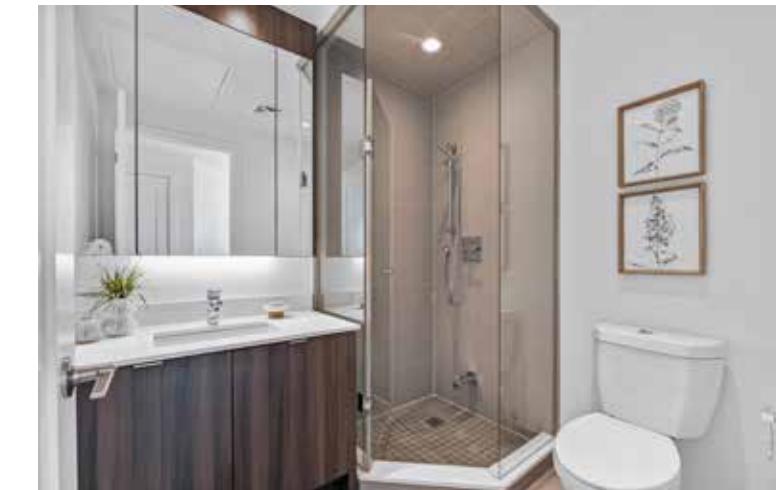
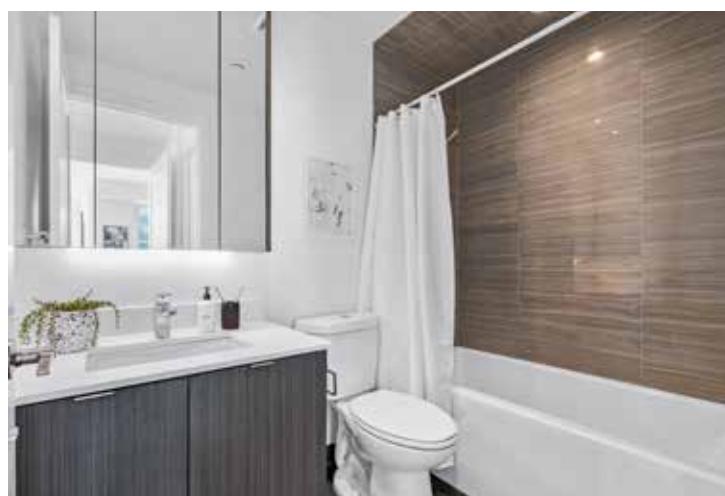
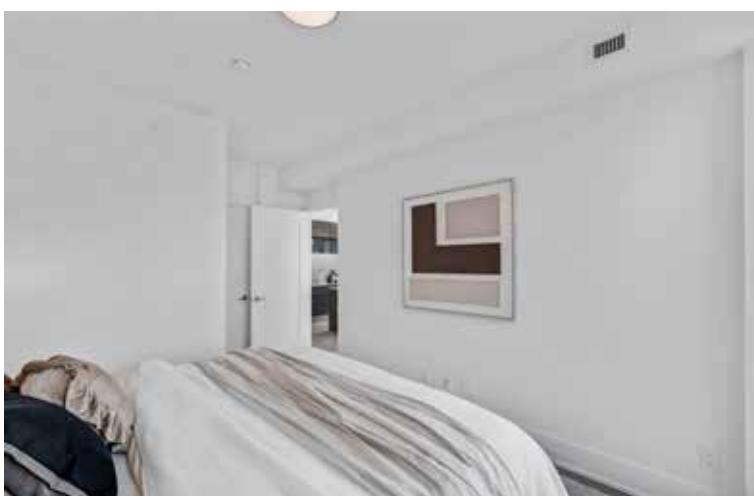
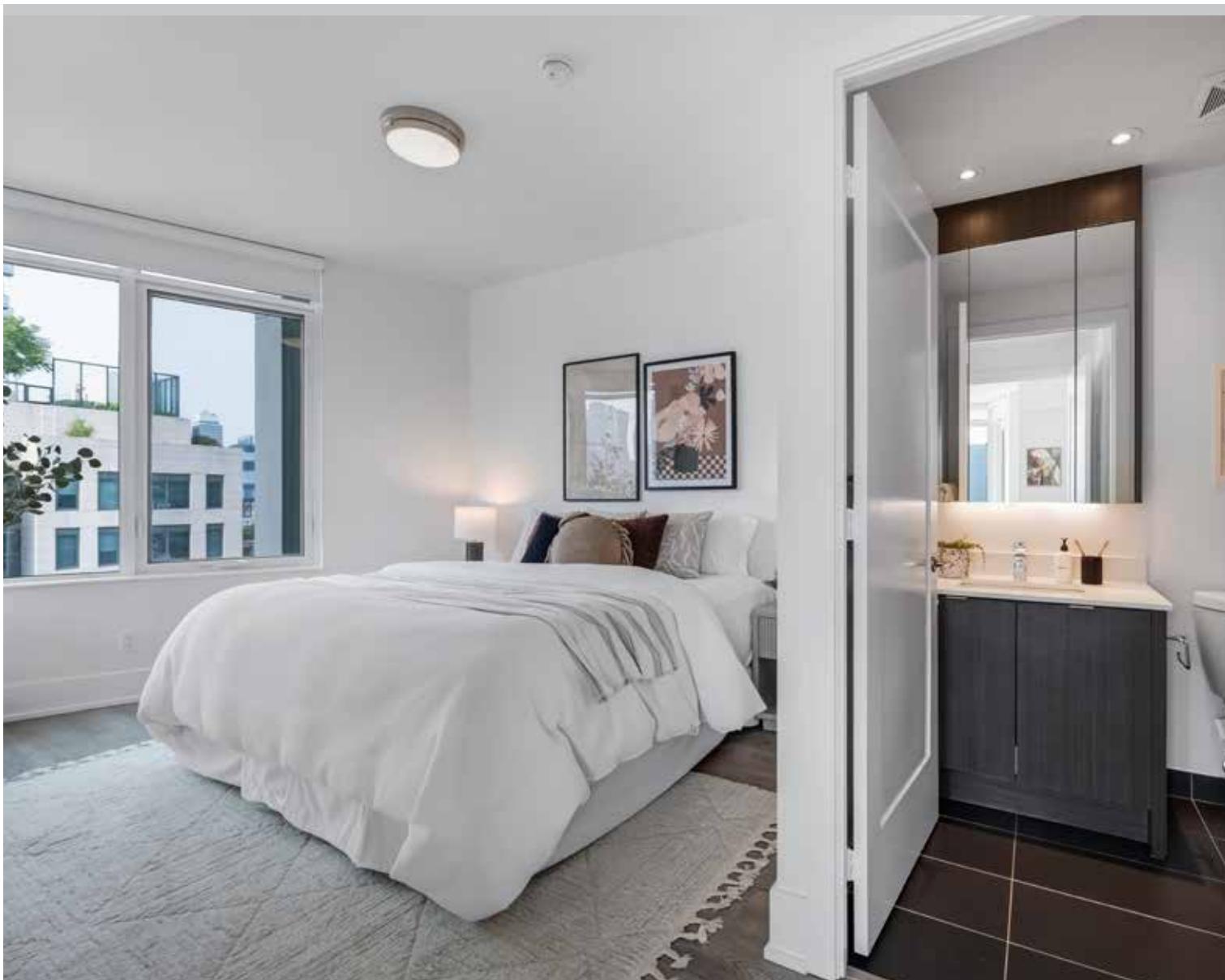
A waterfront community that gets cooler by the day! Peaceful and serene, yet only moments to it all. Pop out for dinner in the Distillery District, picnic/ice skate in next door Sherbourne Common, shop at Queens Quay Loblaws, Farm Boy & LCBO, meander along the waterfront to Sugar Beach and Harbourfront.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

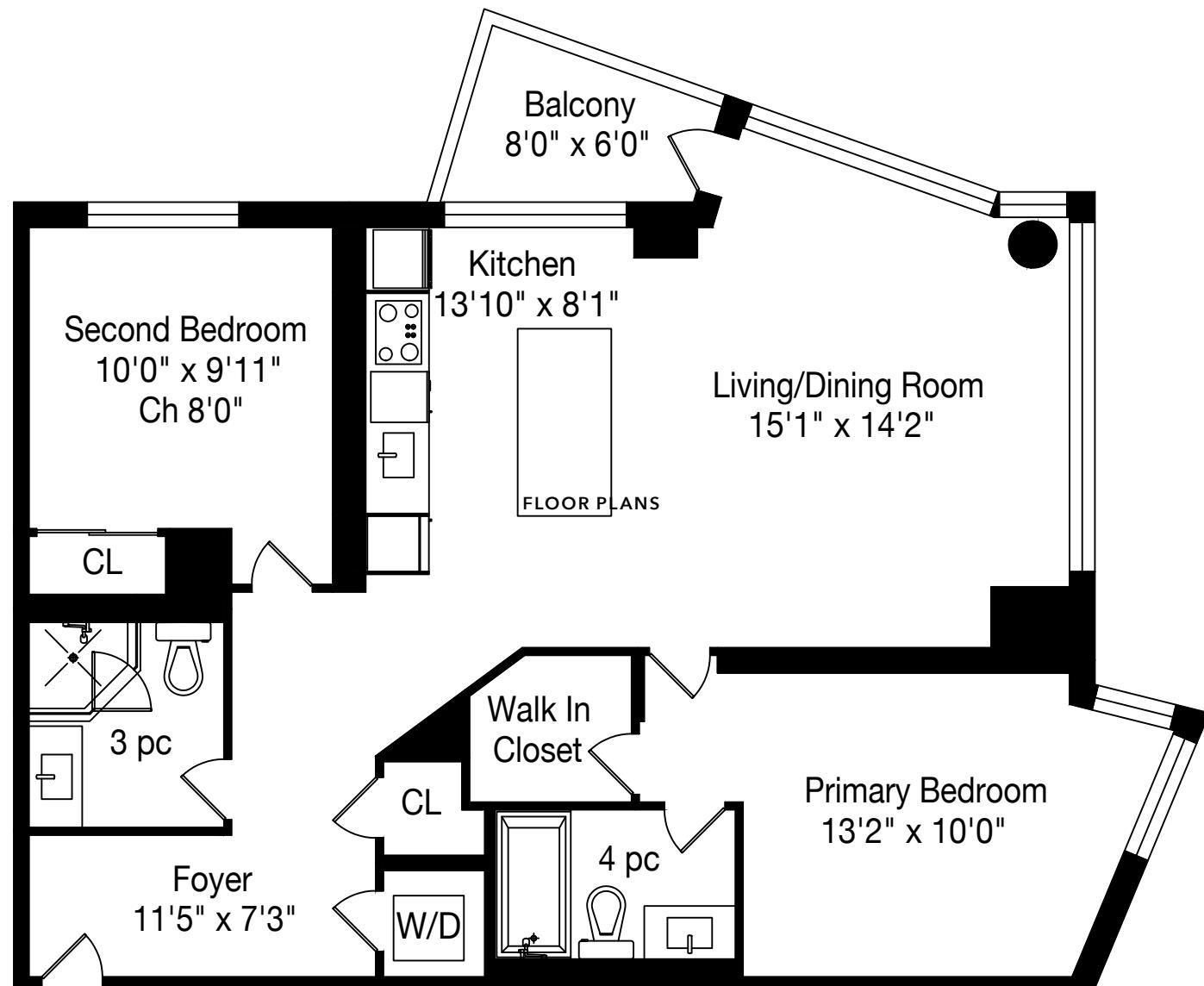


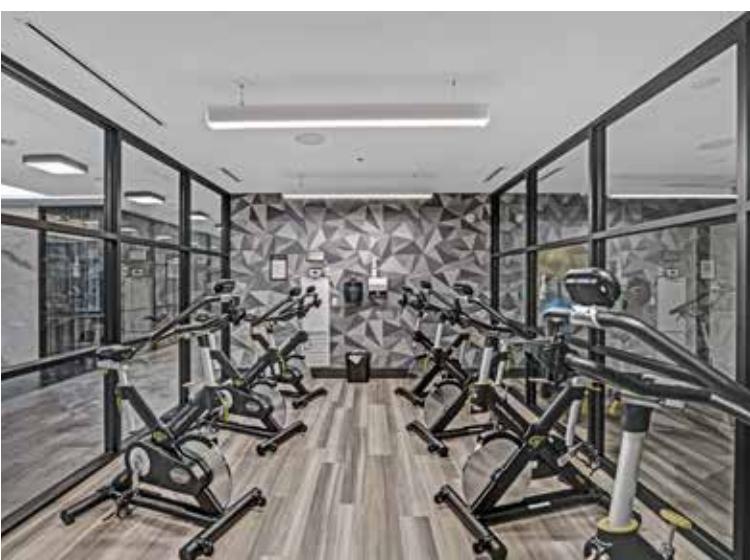
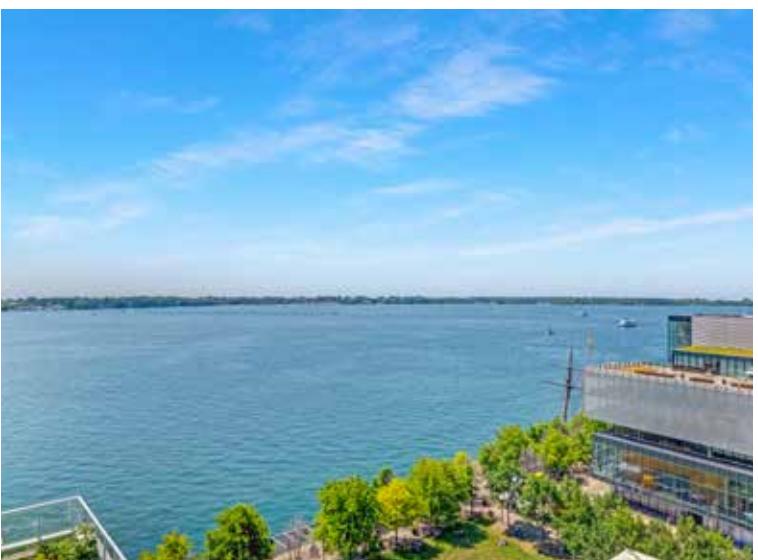


ADDITIONAL INFO

Property Taxes:	\$5,776.30 (Annual in 2025)
Possession:	60 Days/TBD
Maintenance Fee:	\$881.43 (monthly 2025)
Possession:	60 days/to be arranged
Includes:	Common elements, high-speed internet, building insurance and parking.
Parking:	1 underground parking space (Level B, Unit 4)
Locker:	1 owned locker (Level B, Unit 85)
Utility Costs:	\$109.30/month (2024-2025) (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 958 sq ft as per floor plans
Amenities:	Concierge, Gym, Indoor Lounge, 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:	North West
Property Manager:	Del Property Management 416-661-3151
Concierge:	437-222-7111 aqualina.concierge@outlook.com
Condo Manager:	Andrea Hidvegi 437-222-7112 Aqualina.Admin@delcondo.com Aqualina.PM@delcondo.com
Inclusions:	Refrigerator (Liebherr), 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:	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.



ÉÉ 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
A  

< 1 min

Aitken Place Park

90 Merchants' Wharf
A 

2 mins

Water's Edge Promenade

115 Queens Quay E
A

2 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Dog Park
1 Rink

2 mins

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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15 MERCHANTS' WHARF, SUITE 942



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Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

15MerchantsWharf942.com

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INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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