

THE MILLS TEAM

is proud to present

39 QUEENS QUAY E

SUITE 337



39QueensQuay337.com



WELCOME HOME

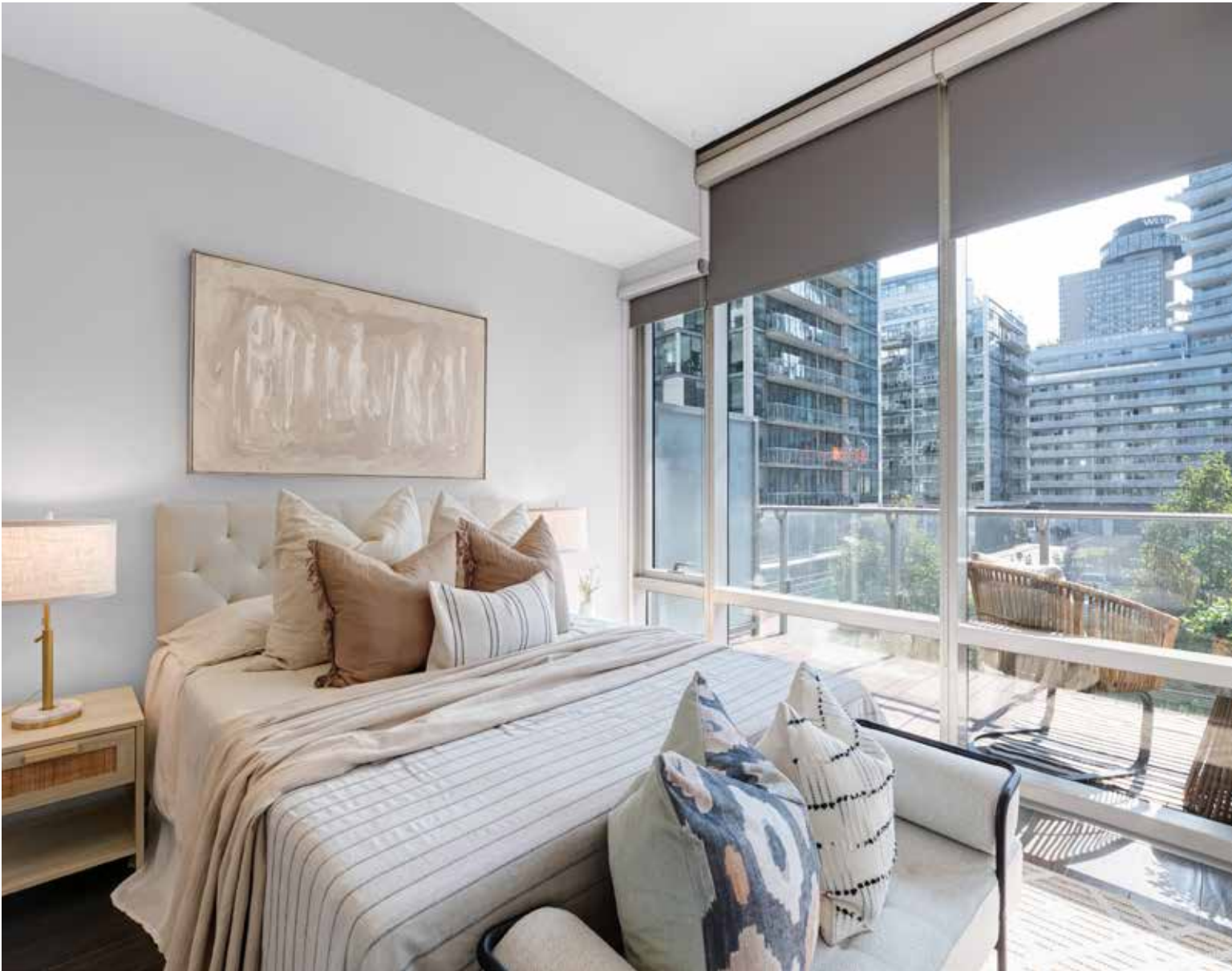
- Experience refined waterfront living in this beautifully maintained residence at the iconic Pier 27
- This suite is in excellent condition and has only ever owner occupied
- Offers soaring 10-foot ceilings, floor-to-ceiling windows, and a bright west-facing exposure showcasing beautiful water and sunset views from the balcony
- Thoughtfully designed open-concept layout features a versatile den, perfect for a home office or guest space complete with a Murphy bed
- The modern kitchen is appointed with premium Miele and Sub-Zero integrated appliances, including a gas cooktop
- Step onto your private balcony of over 100 sq ft to enjoy breathtaking lake to the South and sunset views to the West, creating the perfect setting to relax, dine, or entertain
- The generous primary bedroom easily accommodates a king-size bed and includes a spa-inspired ensuite
- Join the community of residents who enjoy an exceptional collection of resort-style amenities!
- Perfectly positioned along Toronto's vibrant waterfront, you're just steps to Lake Ontario, Sugar Beach, Harbourfront, the PATH, Union Station, the ferry terminal, and quick access to the DVP and Gardiner
- A truly exceptional opportunity to experience the very best of Toronto waterfront living that you don't want to miss

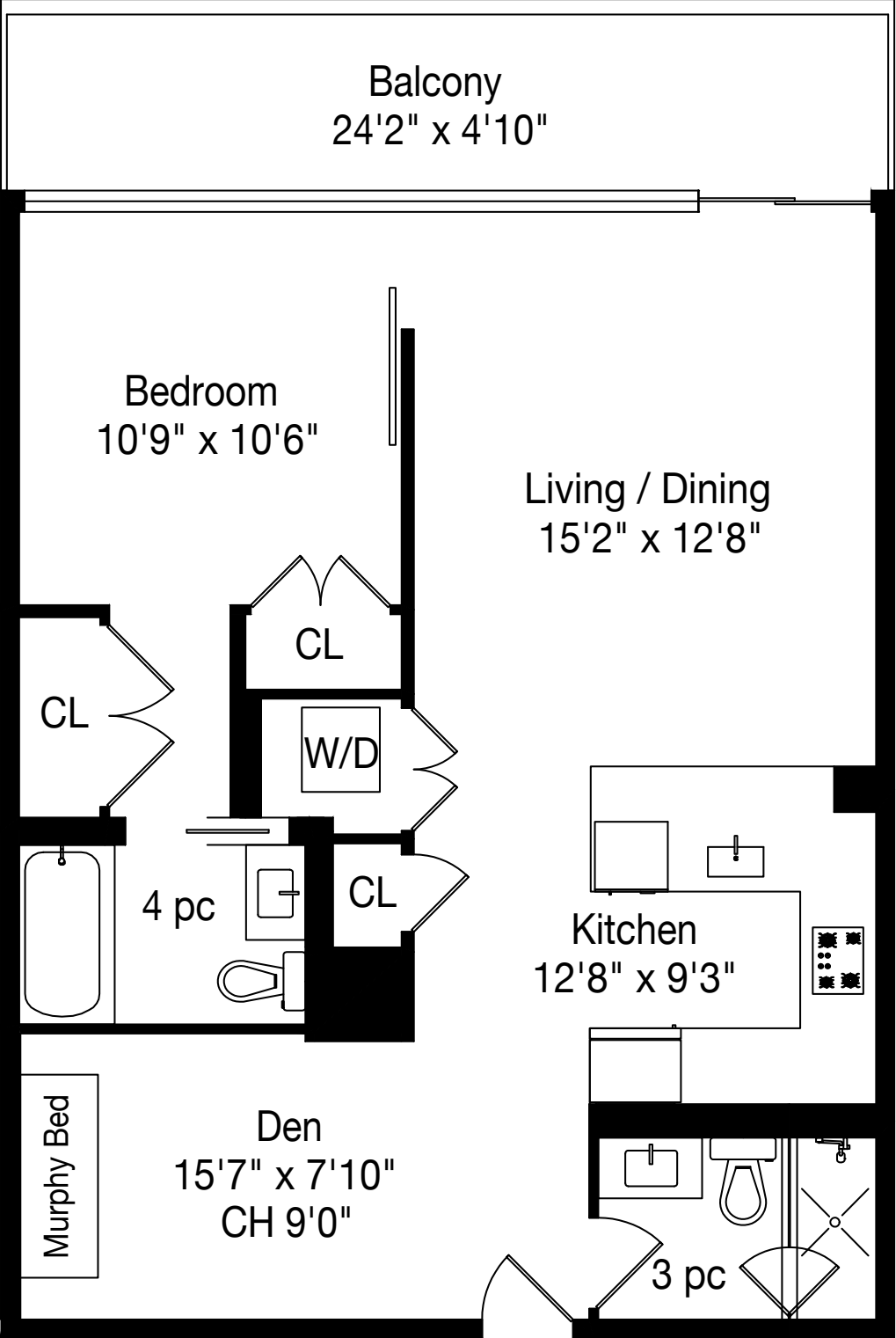




ADDITIONAL INFO

Property Taxes:	\$5,056.58 (Annual in 2026)
Possession:	30-60 days or to be arranged
Maintenance Fee:	\$781.36 (monthly 2026)
Includes:	Heat, water, CAC, common elements, building insurance, and parking
Heating:	Gas/Heat Pump
Square Footage:	Approximately 757 sq ft interior per floor plans
Amenities:	Concierge, gym, bike storage, indoor pool, outdoor pool, sauna, steam room, resistance pool, treatment/spa room, theatre room, billiards room, party room/meeting room, pet spa, guest suites, visitor parking
Pet Restrictions:	Household pets welcome
Exposure:	West
Property Mngmnt:	Duka Property Management 416-866-8678
Inclusions:	Refrigerator (Sub Zero), Stove (Miele), Cooktop (Miele), Wall Oven (Miele), Hood Exhaust (Miele), Dishwasher (Miele), Microwave (Miele), Washer and Dryer (Miele), All Built-in and Attached Shelving, All Existing Window Blinds and Curtains Not Belonging to Stager in "As Is" Condition, Bestar Pur 75 W Queen Cabinet Bed with Mattress, All Electric Light Fixtures, Shelving in Storage Locker, and One (1) Garage Remote
Exclusions:	All Existing Window Coverings Belonging to Stager
Rental Items:	None







SCHOOLS

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



Nearby Schools

Market Lane Junior and Senior Public School
Designated Catchment School
Grades PK to 8
246 The Esplanade

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

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
Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

Central Technical School
Grades 9 to 12
725 Bathurst St

PARKS & REC

This home is located in park heaven, with 3 parks and 5 recreation facilities within a 20 minute walk from this address.



Harbour Square Park
25 Queens Quay W

4 mins

Sugar Beach Park
11 Dockside Dr

5 mins

Water's Edge Promenade
115 Queens Quay E

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
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 2 minute walk away, and the nearest rail transit stop is a 10 minute walk away.

Nearest Rail Transit Stop
Toronto

10 mins

Nearest Street Level Transit Stop
Queens Quay East At Freeland St

2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1km.

St Michael's Hospital
30 Bond St

Fire Station
207 Front St E

Police Station
51 Parliament St



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE