

THE MILLS TEAM

is proud to present

118 MERCHANTS' WHARF

SUITE 209



118MerchantsWharf209.com



WELCOME HOME

Indulge in a world of luxury and sophistication at renowned Aquabella Condos by Tridel, where the city meets the water.

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 with elegant, timeless finishes, in absolutely pristine condition. Boasting floor-to-ceiling windows to frame your unobstructed view of never-ending water and sky. Two bedrooms + den and over 1,600 square feet of indoor and outdoor space, blanketed in sunlight.

A truly perfect floor plan that takes advantage of every square inch of space and offers an open concept living room/dining room/kitchen, perfect for seamless entertaining. Enjoy the gourmet chef's kitchen with waterfall island, gas cooktop and Miele full-size appliances. Then tuck away the dishes in the functional pantry/servery/laundry room, complete with built-in storage galore.

Feel like you're living in a hotel in the extra large primary suite with spa-like 5-piece ensuite, walk-in closet and a separate private balcony for relaxing and stargazing. Plus a large second bedroom with 3-piece ensuite and walk-in closet and a separate den that makes a great home office. Watch the sunrise and set over the lake while enjoying coffee and cocktails from the full-length balconies.

Other luxuries include: a guest powder room, gorgeous hardwood flooring throughout, 9-foot ceilings, motorized blinds, keyless suite entry, a huge storage locker with hydro and two side-by-side underground parking spaces.

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 and helpful 24/7 concierge.

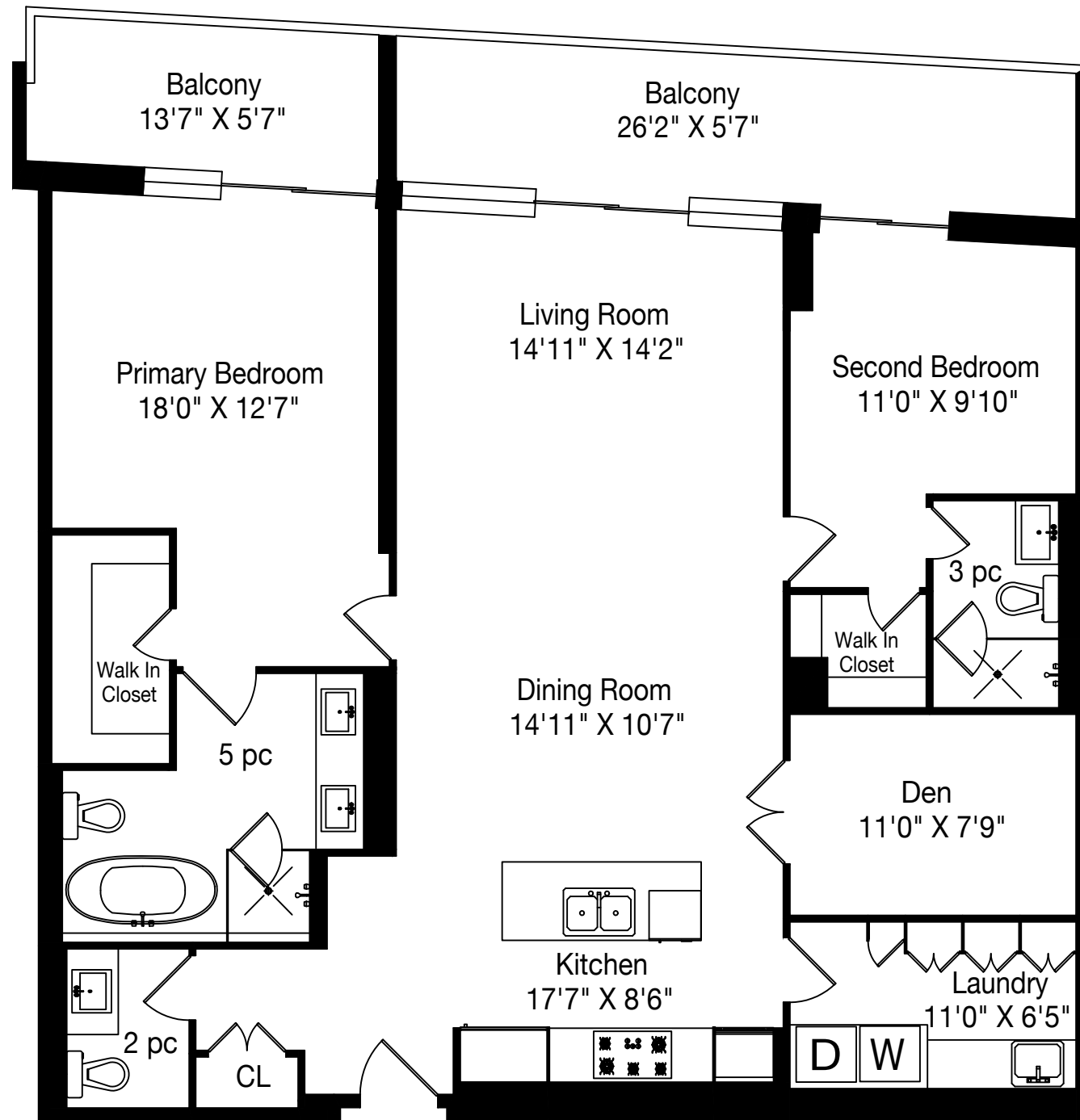
A waterfront community that gets cooler by the day! Pop out for dinner in the Distillery District, picnic/ice skate in next door Sherbourne Common, shop at Queens Quay Loblaws and brand new Farm Boy & LCBO, meander along the waterfront to Sugar Beach and Harbourfront. Plus soon-to-enjoy Villiers Island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



ADDITIONAL INFO

- Taxes:** Property taxes not yet assessed by city
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$1,376.88 (monthly 2023)
- Parking:** 2 underground side-by-side spaces
Level C, Unit 17
Level C, Unit 18
- Locker:** 1 owned locker (approximately 6' X 8' by 8.5' tall with electrical outlet)
Level C, Unit 101
- Utility Costs:** Approximately \$120 / month
(Water, Hydro, Gas, HVAC - all in one simple bill through Provident Energy)
- Includes:** Common elements, Building insurance, Internet, Parking and Locker
- Heating:** Fan coil system (owned & maintained by suite owner)
- Square Footage:** 1442 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:** Two directly south facing balconies, totalling 222 sq ft overlooking Lake Ontario
- Property Manager:** Del Property Management Inc
437-222-3553
- Condo Manager:** Afrooz Alavi
aquabella.pm@delcondo.com
- Inclusions:** Refrigerator (Miele), Cook Top (Miele), Wall Oven (Miele), Dishwasher (Miele), Built-in Microwave (Miele), Hood Exhaust (Faber), Washer and Dryer (Whirlpool), Dyson Vacuum mount (laundry room), Two Television wall mounts, All built-in and attached shelving, Built-in closet organizers, All Electric light fixtures (except where excluded below) and Motorized Window blinds
- Exclusions:** Dining room light fixture, Attached televisions, Beverage Fridge in laundry room, Fridge in locker and Shelving in locker







SCHOOLS

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



É Élé m 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

Dundas Junior Public School

Designated Catchment School
Grades PK to 5
935 Dundas St E

Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

Other Local Schools

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

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 min

Water's Edge Promenade

115 Queens Quay E



1 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Dog Park 2 Playgrounds
2 Splash Pads 1 Rink
2 Beaches 1 Boardwalk

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 17 minute walk away.

Nearest Rail Transit Stop

Union Station



17 min

Nearest Street Level Transit Stop

Dockside Dr At Queens Quay East



2 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 1.42km.

St Michael's Hospital

30 Bond St

Fire Station

207 Front St E

Police Station

51 Parliament St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

Grocery

Gym

Gas Station

HoodQ

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THE MILLS TEAM



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