

THE MILLS TEAM

is proud to present

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# 15 MERCHANTS' WHARF

SUITE 612



[15MerchantsWharf612.com](http://15MerchantsWharf612.com)



## WELCOME HOME

Dare we say “opportunity of the year”? Get all the bang possible for your buck in one of Toronto’s premier waterfront buildings by Tridel. Squeezing every bit of functionality out of its 916 square feet with not an inch wasted, this ideal split 2-bedroom layout offers style and space for socializing with your people. Enjoy cocktails on the balcony, wood floors throughout, awesome storage and soaring 10 foot ceilings. Two generous bedrooms, both with windows and walk-in closets, and a lake view from the second bedroom! Plus parking, storage locker and high-speed internet included in the maintenance fee! Additional upgrades: 8’ doors, washroom finishes, closet built-ins, automated Hunter Douglas blinds, custom window sheers, Ecobee thermostat.



Hotel-quality amenities and concierge staff. Get your own garden plot and grow veggies! And then there’s the rooftop terrace and infinity pool. Oh, the pool. Mic drop. Honestly, you’ve got to get over here stat!

Pop out for margs & tacos in the Distillery District, ice skate/picnic in next door Sherbourne Common, shop at Queens Quay Loblaws & new sexy LCBO, & meander along The Waterfront -everything that makes Toronto a destination is at your door.







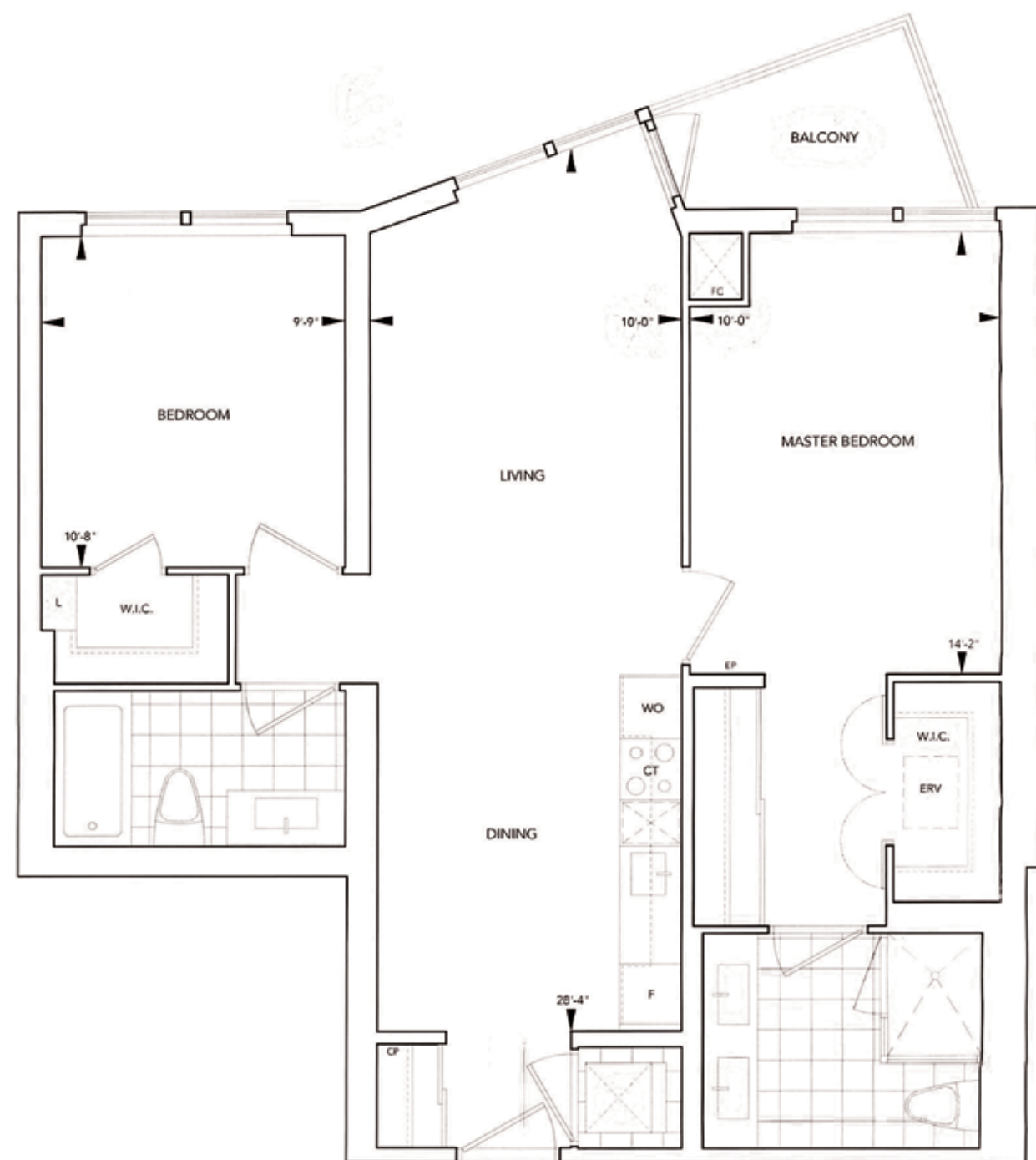
ADDITIONAL INFO

- Property Taxes:** \$4,350.77 (Annual in 2023)
- Possession:** 30-60/TBD
- Maintenance Fee:** \$832.58 (monthly 2023)
- Includes:** Common elements, high-speed internet, parking, locker and building insurance
- Parking:** 1 underground space Level C Unit 11 - Spot #11
- Locker:** 1 owned locker Level C Unit 99 - Locker #99
- Utility Costs:** Approximately \$168.25/month (Water, Heat & Hydro - all on one simple bill)
- Heating:** Fan coil system (owned and maintained by the suite owner)
- Square Footage:** Approximately 916 sq ft as per MPAC
- 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, BBQs (13th floor), Bike Storage and 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:** East
- Property Manager:** Del Property Manager  
416-661-3151
- Condo Manager:** Andrea Hidvegi  
437-222-7112
- Concierge Desk:** 437-222-7111  
aqualina.concierge@outlook.com
- 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 Custom Hunter Douglas blinds













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<sup>m</sup> 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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15 MERCHANTS' WHARF, SUITE 612



[TheMillsTeam.ca](http://TheMillsTeam.ca)

[Team@TheMillsTeam.ca](mailto:Team@TheMillsTeam.ca)

416.443.0300

Lauren Rebecca\*, Michael Adams\*, Laura Lee\*, Sarah O'Neill\*, Sue Mills\*, Katie Mills\*,  
Diane Fujita\*, Priyanka Mehta, Christine Sweeny\* | \* SALES REPRESENTATIVE

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IND. OWNED & OPERATED BROKERAGE

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