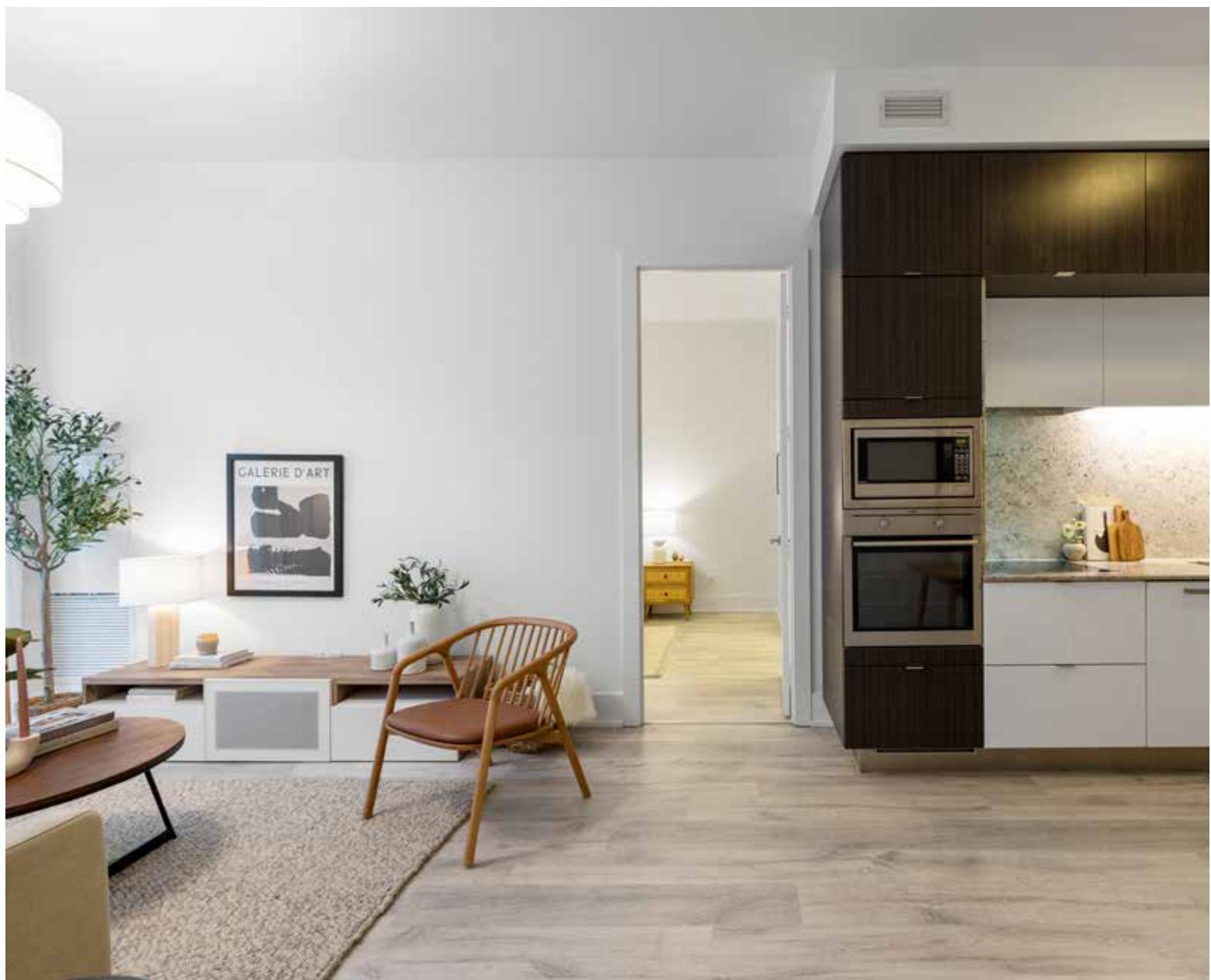


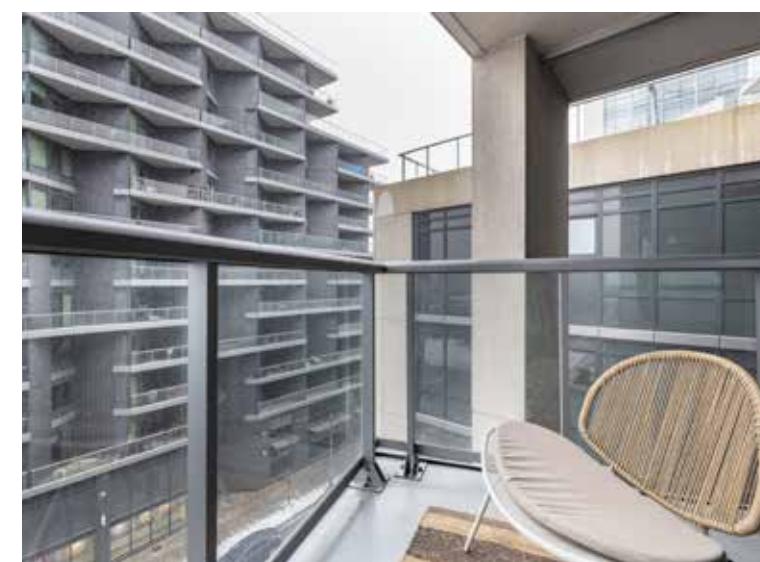
THE MILLS TEAM

is proud to present

15 MERCHANTS' WHARF

SUITE 612





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.

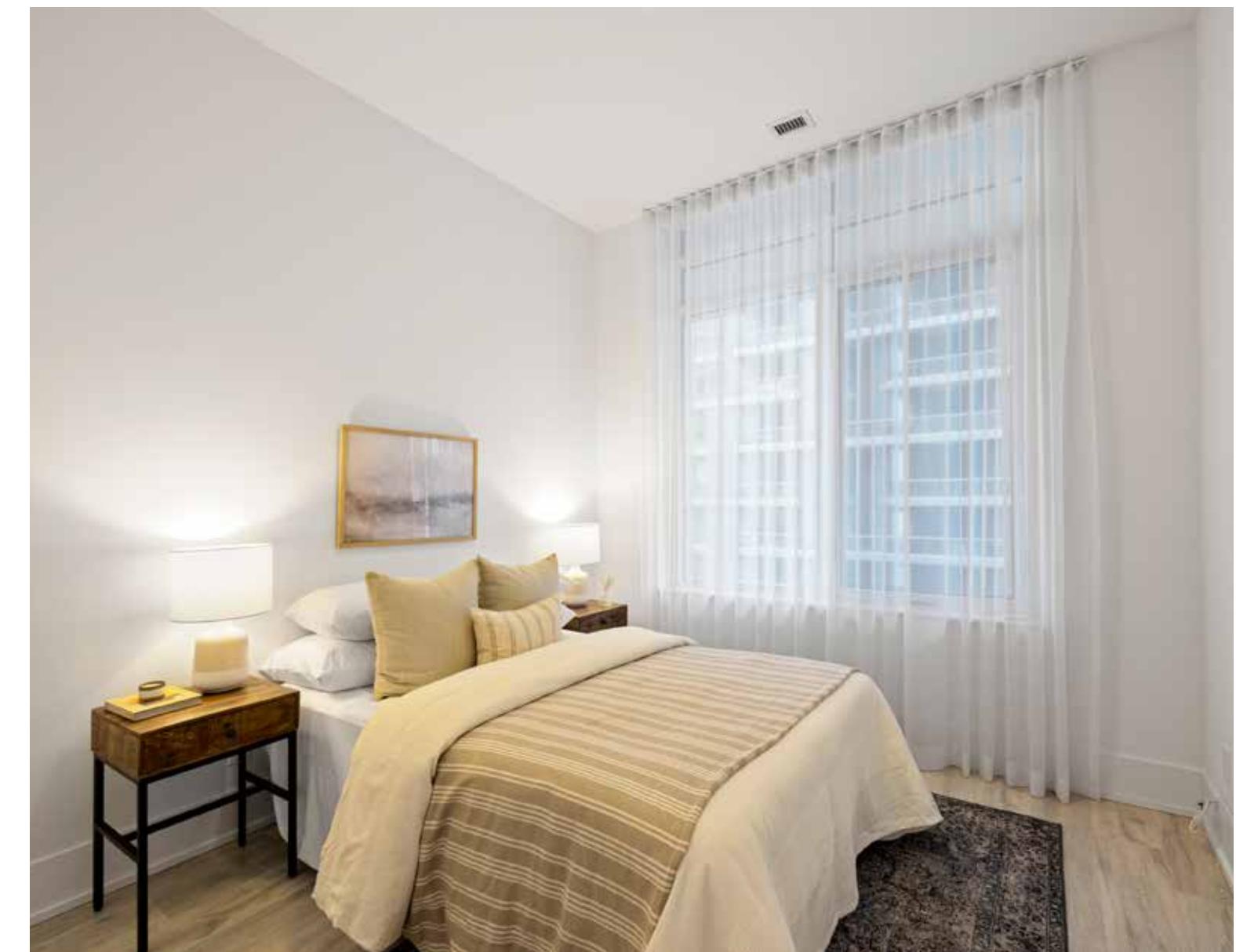
Hotel-quality amenities and concierge staff. Get your own garden plot and grow veggies! And then there's the rooftop terrace and infinity pool. Oh, the pool. Mic drop. Honestly, you've got to get over here stat!

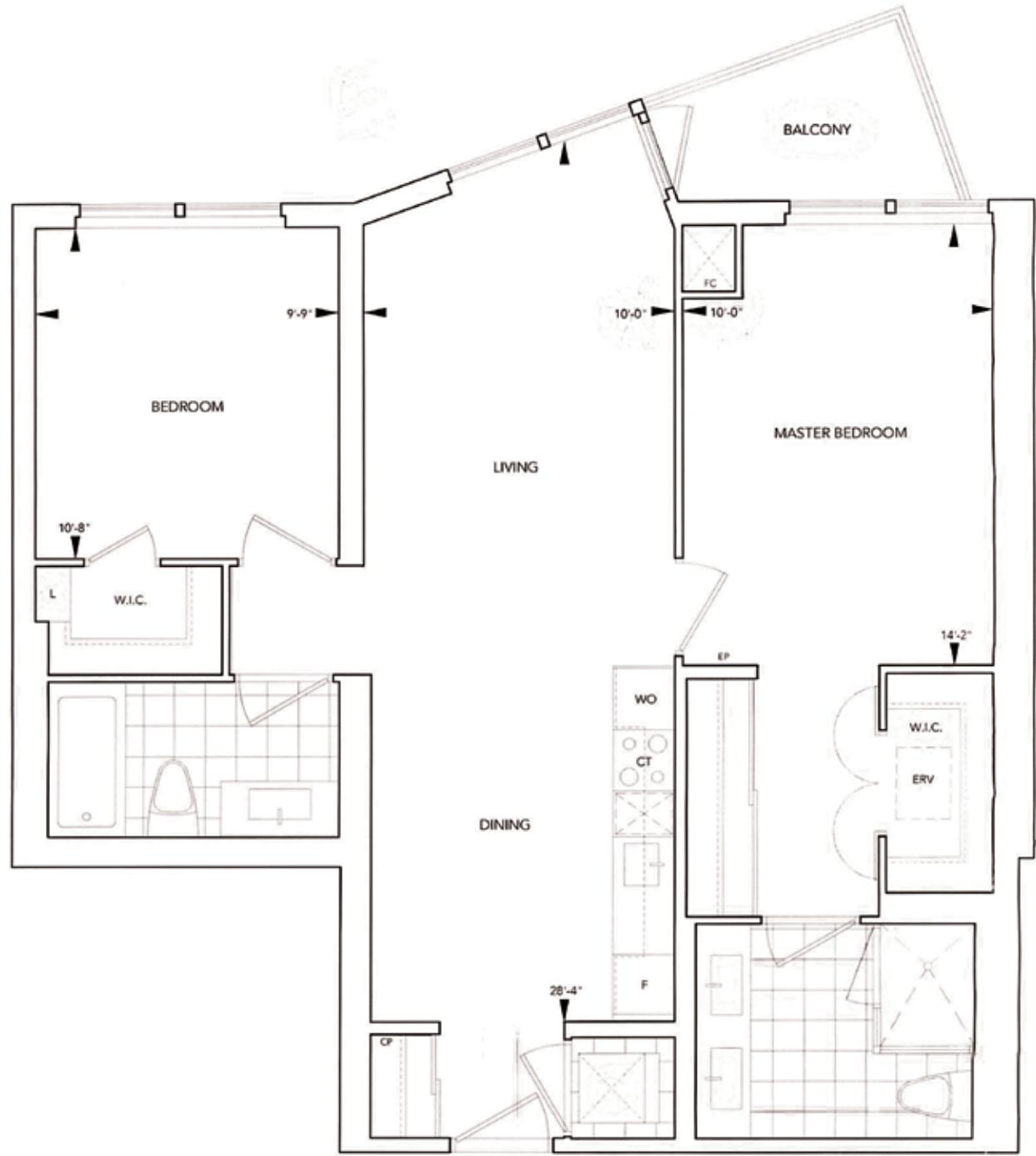
Pop out for margs & tacos in the Distillery District, ice skate/picnic in next door Sherbourne Common, shop at Queens Quay Loblaws & new sexy LCBO, & meander along The Waterfront -everything that makes Toronto a destination is at your door.

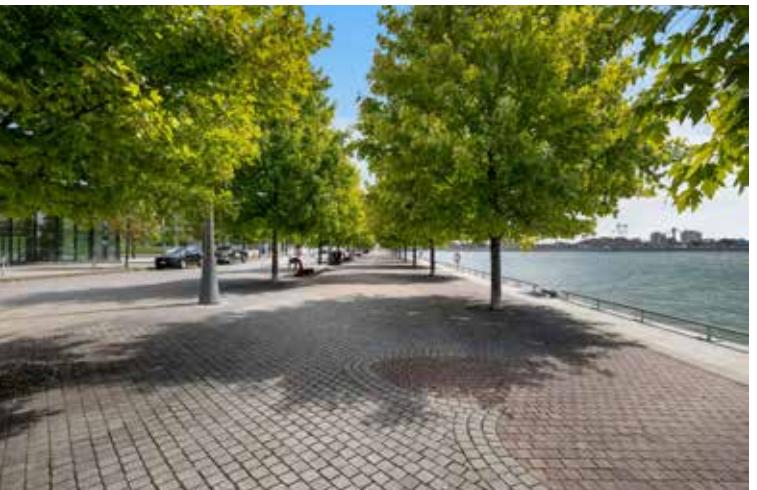


ADDITIONAL INFO

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 Élém 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

Water's Edge Promenade

115 Queens Quay E
1 min

Aitken Place Park

90 Merchants' Wharf
2 min

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

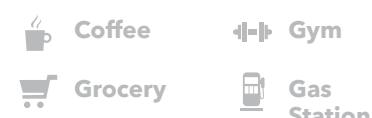
207 Front St E

Police Station

51 Parliament St

CONVENIENCE

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



15 MERCHANTS' WHARF, SUITE 612



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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

15MerchantsWharf612.com

ROYAL LEPAGE

Signature Realty
IND. OWNED & OPERATED BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative ** Broker