

PROPERTY INFORMATION

5 MARINE PARADE DRIVE, TOWNHOUSE 121

121 WATERFRONT DRIVE, TORONTO

Property Details

Bedroom:	2 master suites with ensuites plus spacious 2 nd floor lounge/family area overlooking Lake Ontario
Washrooms:	1 – 4 piece, 1 – 3 piece, 1 – 2 piece
Taxes:	\$5,819.70 (2019)
Closing Date:	60 – 60 days, to be arranged
Parking:	double private garage, fully secure with private overhead door and remote control, accessed underground, with direct access to unit
Heating:	primary heating is gas hydronic, plus auxiliary wall mounted heating/air conditioning unit on third floor
Cooling:	central air conditioning, plus auxiliary wall mounted heating air conditioning unit on third floor
Maintenance Fees:	\$1,526.90 monthly; includes: heat, gas, central air conditioning, hydro, water, common elements, building insurance, parking

Inclusions: stainless steel appliances: Sub-Zero 36" refrigerator with 2 drawer freezer integrated system, Sub-Zero 18" wine refrigerator, Wolf 30" gas range/oven, Faber exhaust hood, Wolf microwave oven, Miele dishwasher, Miele fully automatic built in espresso machine, KitchenAid garburator; LG full size stacked steam washer/dryer; Hunter Douglas Silhouette electric horizontal blinds throughout (with 2nd floor bedroom with black out blinds behind), Modern Fan Company stainless steel ceiling fans, 2 black marble topped built ins in family room, custom glass wall nook shelving in family room, all existing mounted televisions, broadloom where laid, electric light fixtures, automatic irrigation system, security system and fire/smoke monitoring directly to concierge, hydronic hot water tank, automatic garage door opener.

Exclusions: dining room chandelier, safe; all art, sculptures and paintings; patio sculpture, barbecue.

Additional Property Details

- Statuario Max Fine marble finished porcelain floors throughout, from CIOT
- Custom bronze and tempered glass handrails and balustrade throughout
- Acid etched full height glass privacy doors
- Fully recessed halogen lighting throughout with additional Tech Lighting in kitchen, electronic dimmers
- Natural gas connection in rear exterior patio, directly off kitchen
- Automatic irrigation system for front garden, rear patio and third floor gardens

Main Floor:

- Full height Starphire glass doors on foyer closet with stainless hardware
- Full height built in storage cabinets with Starphire glass and stainless hardware in living room
- Gas fireplace with white crystal marble surround and mantle

Stunning Custom Commercial Kitchen

- High gloss white acrylic cabinetry with self and soft closures
 - Drawers in metal frames, double extension sliders, stainless reveal detailing
 - Marble counters, 1.25" Statuario marble throughout from CIOT
 - 3 full height pull-out pantry units
 - Franke 28"x18" professional stainless sink
 - Blanco professional faucet
 - Stainless steel appliances: Sub-Zero 36" refrigerator, 2 drawer freezer with ice machine; Sub-Zero 18" wine refrigerator, complete columnar unit, flush with millwork; Wolf 30" natural gas range and oven combo; Faber kitchen exhaust; Wolf microwave oven with professional stainless steel trim kit; Miele dishwasher; KitchenAid garburator; Miele espresso machine, fully automatic and plumbed in;
 - Additional sliding glass privacy doors to exterior patio
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- Powder room with fully recessed Toto lavatory sink, undercounter mount
 - Hansgrohe faucets
 - Marble vanity

Second Floor:

- Full length built ins, black glass front door panels, black marble top in family room
- Two stainless and glass wall nook shelves
- Stainless steel fans in family room and second floor master bedroom by Modern Fan Company
- Second floor master bedroom with walk-in closet complete with black acrylic built ins

- Ensuite washroom with acid etched sliding glass privacy door and glass wall
- Toilet by Toto with ceramic bowl
- 4 x 6 ½ foot shower with Statuario Max Fine marble finished porcelain walls
- Hansgrohe shower faucets, rain head and hand shower
- Vida bathtub with Hansgrohe controls for separate temperature and volume controls

Third Floor:

- Professionally landscaped Ipe Wood Deck directly overlooking Lake Ontario and with easterly city views; 10 feet deep and 22 feet wide – ample room for table with four chairs, two umbrellas and lounges
- Full length and height window wall with sliding door to deck
- Pyramid glass skylight with retractable sliding blackout blinds
- Master bedroom with walk in closet complete with fully detailed white acrylic millwork built ins and full height shoe closet
- Large 7'2" x 3'5" shower with acrylic and polished stainless steel fold away seat, diamond marble pattern marble floor
- Shower with Rubinet faucets and shower hardware
- Toilet by Toto with ceramic bowl

Lower Level:

- Recreation room with wall to wall mirrored glass storage
- Laundry room with full size LG steam washer and dryer; utility sink
- Concrete look porcelain floors from CIOT
- Abundant storage
- Wet Sauna with cedar walls
- Walk out directly to fully secure private garage with remote controlled overhead door and slate floor
- Skylight

Fabulous location, well run condominium with healthy reserve fund, 24/7 concierge services

20 minutes to Toronto Pearson International Airport

10 minutes to Billy Bishop Toronto City Center Airport

15 minutes to Union Station and downtown financial core and hotels

10 minutes to Sherway Gardens Shopping Centre

20 minutes to Square One Shopping Centre

Martin Goodman Trail at your doorstep