

2045 LAKE SHORE BOULEVARD WEST SUITE 3908

Property Details

Taxes:	\$2,588.18 / 2019
Maintenance Fees:	\$1,250.39 / monthly
Square Footage:	Approx. 1,255 sq. ft.
Closing Date:	Immediate
Parking:	One owned space (C82)
Locker:	One locker (exclusive use C47) + one locker (ensuite)

Inclusions: Maytag fridge, GE stove, GE dishwasher, GE microwave; Kenmore washer & dryer; bathroom vanity mirrors; all electric light fixtures (except as noted in exclusions); all windows coverings and blinds

Exclusions: any and all household furniture; any and all artwork; all audio / visual equipment and TV brackets; dining room chandelier

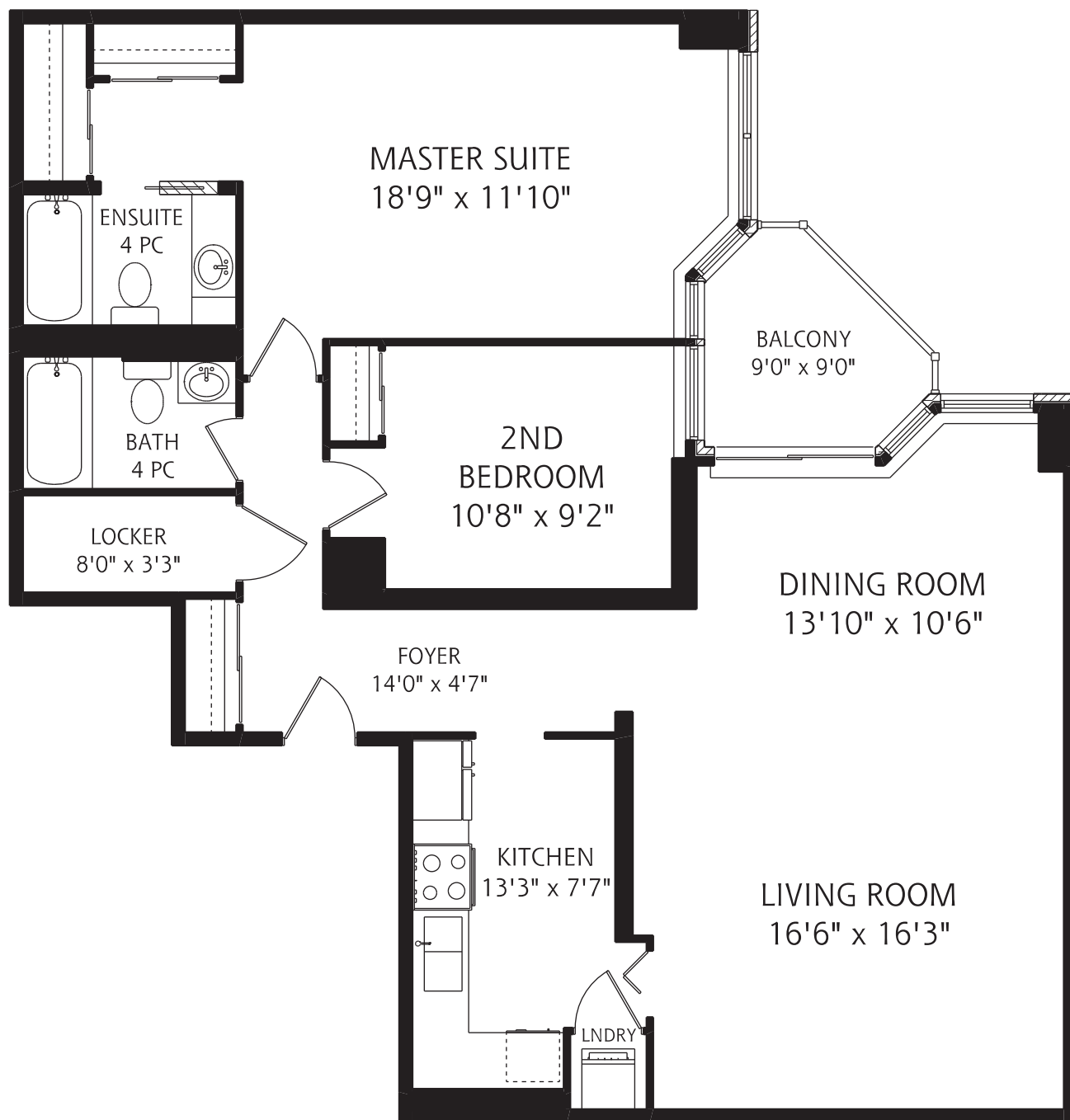
Maintenance Fees Include:

- Water
- Heat
- Hydro
- Cable
- Common Elements
- Building Insurance
- Parking

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Amenities:

- Concierge
- Valet resident's parking
- Valet visitor's parking
- Underground parking for visitors
- Shuttle bus to union station
- Indoor bus lounge/waiting area
- Electric vehicle charging station
- Car detailing pickup service & self car wash bay
- Private gourmet italian restaurant, with Complimentary suite delivery & catering
- Convenience store with dry cleaning depot
- Spa / salon
- Guest suites
- Fitness centre
- Year-round swimming pool & hot tub
- saunas
- Gym / weight room
- Aerobics room
- Indoor golf practice cage (with viewing window)
- Indoor squash courts (with viewing window)
- Ladies & men's change rooms
- Top floor club party room
- Social events room
- Billiards room
- Table tennis room
- Meeting room
- Games room
- Arts & crafts room
- Carpentry room
- Library
- Mail room
- 9 acres of lush lakefront grounds
- Picturesque walking trails
- Patio area
- BBQ area (with 6 barbecues)
- Tennis court
- Putting green



Approx.
1,255 Square Feet

For more information regarding this property, please contact Christian, Paul and Fran at (416) 960-9995

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Foyer

- Ceramic tile flooring
- Mirrored wall
- Double closet with mirrored doors
- Crown moulding
- Recessed halogen lighting

Living Room / Dining Room

- Open concept
- Maple laminate flooring
- Mirrored walls
- Crown moulding
- Overlooks the lake
- Draperies

Kitchen

- White ceramic tile flooring
- Mosaic glass tile backsplash
- Granite countertops
- Stainless steel appliances
- Fridge by Maytag
- Stove by GE
- Dishwasher by GE
- Microwave by GE
- White Eurostyle cabinets
- Double stainless steel sink
- Bi-fold door between Kitchen and Living / Dining Room
- Stacked washer and dryer by Kenmore
- Recessed lighting

Master Bedroom

- Laminate flooring
- Large bay window
- Overlooks the lake
- Two closets with mirrored closet doors
- Crown moulding
- Draperies

Master Bedroom Ensuite Bathroom

- Four piece
- Pocket glass door
- White cabinetry with storage tower & white countertop
- Mirror
- Premier Care airjet tub and shower with ceramic backsplash and adjustable shower wand
- Toilet by Gerber
- Wall sconce

Second Bedroom

- Laminate flooring
- Double closet with sliding mirrored doors
- Large window
- Overlooks the lake
- Blinds
- Crown moulding

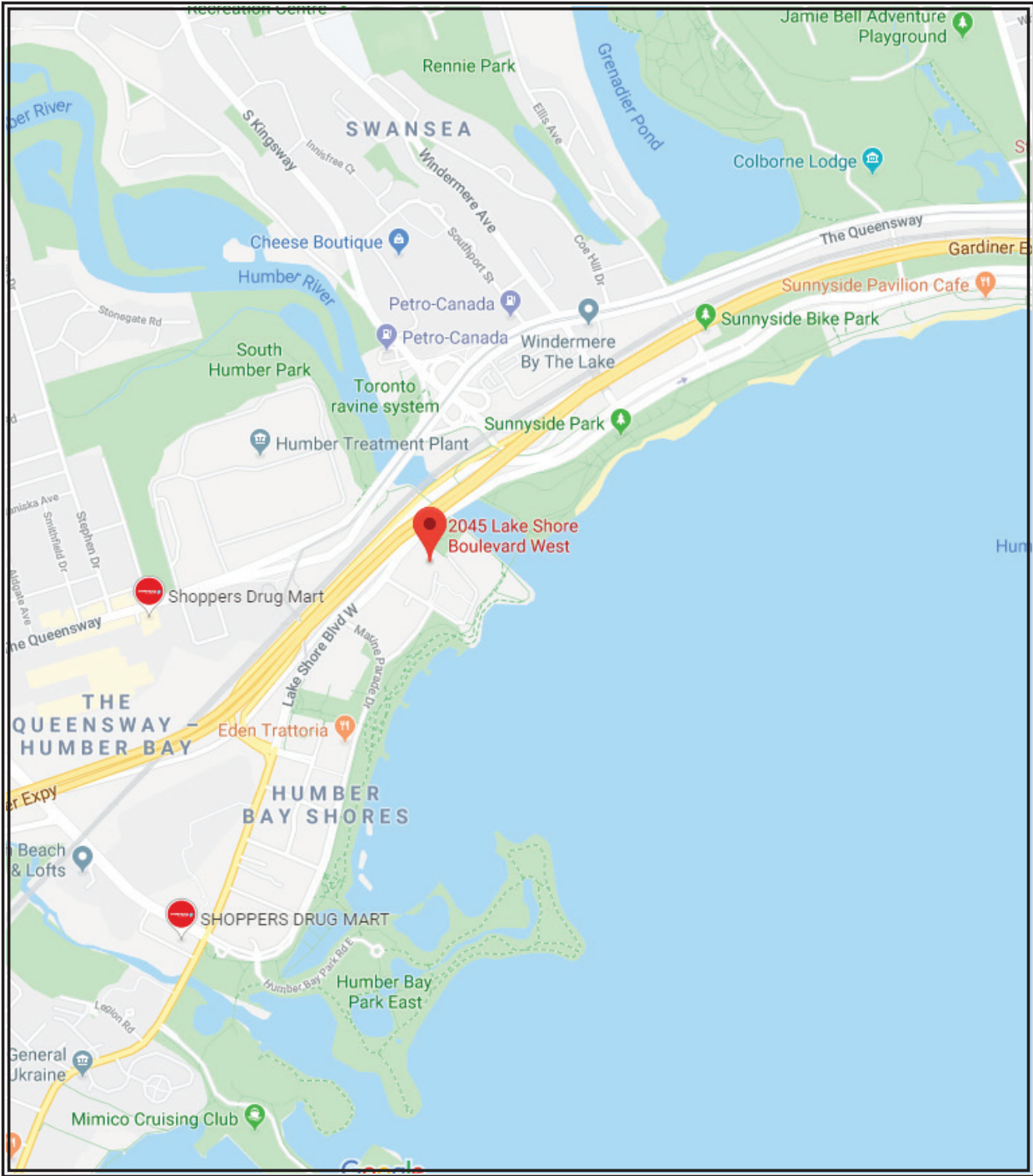
Main Bathroom

- Four piece
- White ceramic tile flooring
- Medicine cabinet with mirror
- White vanity with Calacatta marble countertop & undermounted sink
- Toilet by Gerber
- Combined tub and shower with ceramic tile surround and rain shower head
- Recessed halogen lighting

Laundry Room

- Linoleum flooring
- Built-in shelves
- Shelves on door

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