



LW Leeanne
Weld

Welcome to 480 Queens Quay West, Suite 407

Welcome to this incredible two bedroom suite in much sought after King's Landing. 1,755 square feet with an excellent layout taking advantage of the southern exposure and incredible lake views. Beautiful living space with a kitchen that was custom designed and refinished as was the second washroom. The terrace is a tremendous size, over 240 square feet with views over the treetops of the Toronto Music Garden. The Financial Core, Entertainment District, and Billy Bishop Airport are all within walking distance. Be a part of the vibrant Harbourfront community with every convenience at your doorstep and Lake Ontario as the back drop.







features

Foyer:

- Terracotta tile floor
- Coffered ceiling
- Pot lighting

Entry Hall:

- Terracotta tile floor
- Coffered ceiling
- Pot lighting
- Double coat closet

Laundry Room:

- Terracotta tile floor
- Built in storage drawers
- Beaumark deep freeze
- Whirlpool Duet front loading washer and dryer
- Laundry sink with handspray
- Under cabinet lighting
- Louver doors

Living Room & Dining Room:

- Berber carpet
- Spacious (can accommodate a grand piano)
- Bright and airy

Kitchen:

- Terracotta tile floor
- Custom designed solid shaker style oak cabinetry
- Corian counters
- Island with breakfast bar
- Concealed double door Jenn Air fridge
- Pull out pantry
- Induction wolf range
- Stainless steel Broan exhaust hood
- Stainless steel built in Panasonic microwave
- Stainless steel GE Profile wall oven
- Double Kohler stainless steel sinks + KWC handspray
- Concealed Bosch dishwasher
- Marble subway tile backsplash
- Leaded glass display cases
- Trolley with matching counter
- Recessed halogen lighting
- Custom designed knife tray/drawers
- Custom designed spice drawer
- Custom designed bread drawer
- Appliance garage

Solarium:

- Tile floor
- Glass ceiling
- Incredible views of the Toronto Music Garden and the Lake
- Pot lighting
- Sliding glass doors walk out to terrace

Den/2nd Bedroom:

- Berber carpet
- Double closet
- Single closet
- Treetops view over the Toronto Music Garden and the Harbourfront
- Sliding glass doors walk out to terrace

Three-Piece Washroom:

- Tile floor
- Large vanity
- Caesar stone counter
- Glass enclosed shower
- Polished chrome fixtures and taps
- Built in mirrors
- Recessed halogen lighting
- Pocket door

Master Bedroom Suite:

- Berber carpet
- Sliding glass doors walk out to terrace with lake views
- Plantation shutters

Dressing Room:

- Berber carpet
- Make up vanity and sink
- Limestone counter
- Polished chrome fixtures and taps
- Built in mirrors
- Sliding mirrored doors/His + Hers closets
- Folding door

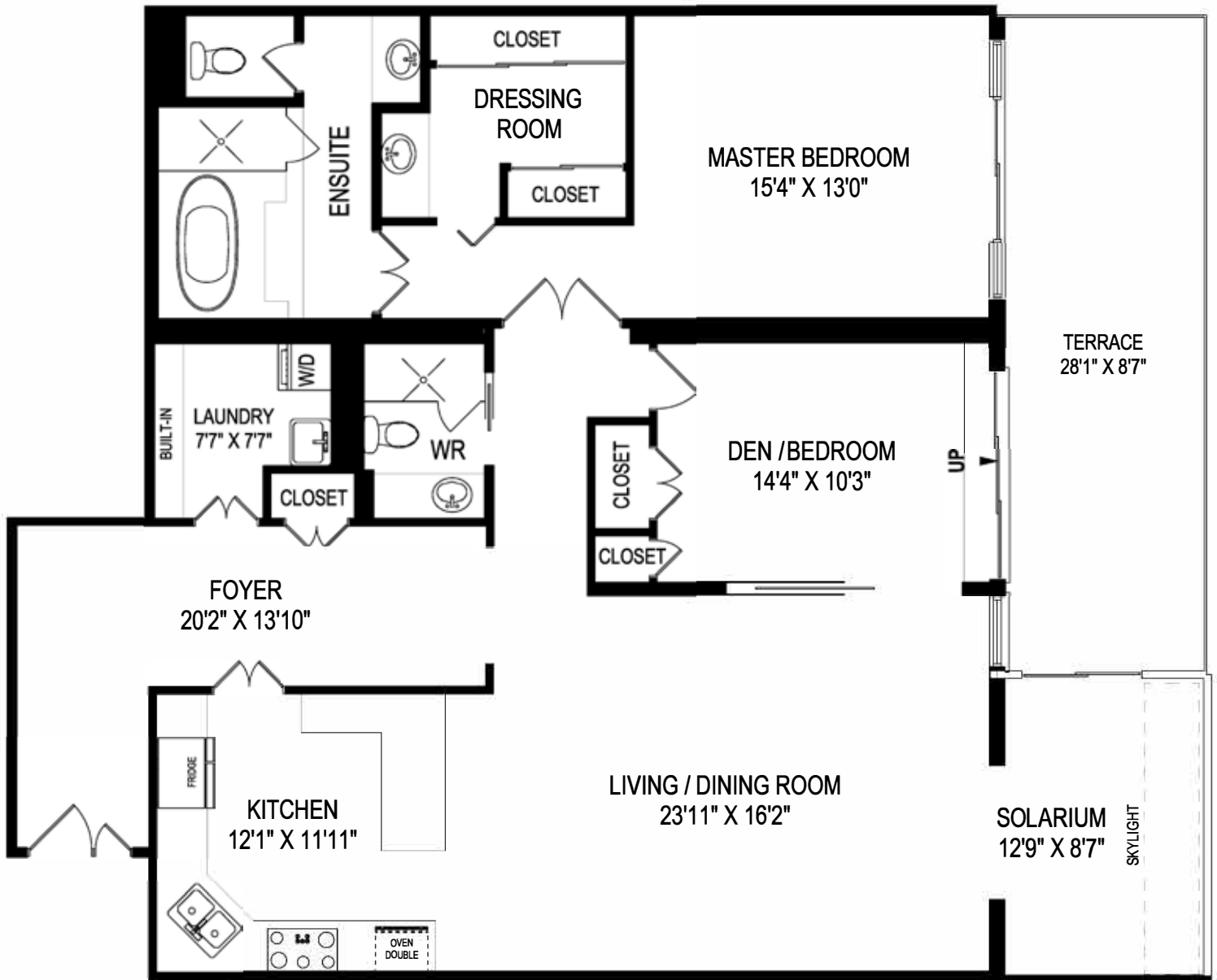
Four Piece Ensuite Washroom:

- Marble Terrazzo tile floor
- Large soaker tub
- Glass enclosed shower
- Separate water closet
- Vanity with Terrazzo counter
- Polished chrome fixtures and taps
- Pot lights
- Pocket doors

additional information

Inclusions:	All existing kitchen appliances, deep freeze, washer & dryer, all electric light fixtures, all shutters
Possession:	60 days / TBA
Taxes:	\$5,274.72 (2019)
Maintenance Fee:	\$1,417.72 includes water, common elements and parking.
Building Amenities:	Indoor pool and sauna, gymnasium, tennis court, 24 hour concierge, rooftop deck, party room and visitor parking.
Parking:	One underground parking #177
Locker:	Exclusive use

Offered at \$1,498,000.00



SUITE #407
APPROX. 1755 SQUARE FEET
CEILING HEIGHT 8'3"











Chairman's Award Winner

**Gairdner Award Winner
2004-2018**



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.