

650 Queens Quay West Suite 720



Prime waterfront living in the beautiful "Atrium" condos on Queens Quay! Perfect for professionals & families alike, this unit is truly move-in ready and offers an amazing layout with 645sf of open concept living space including a full size living and dining Room and a desirable 2-bedroom design.

The gourmet chef's kitchen with breakfast bar is an entertainer's dream. Relax and unwind in two spacious bedrooms each with generously sized closets. The dramatic wall-to-wall windows throughout and two Juliette balconies with NW exposure create a sun-filled space to enjoy.

This well managed condominium also offers endless amenities including a rooftop deck with BBQ and stunning panoramic city and lake views, fitness facilities and a party/meeting room for larger scale entertaining. The building also offers top notch concierge staff available 24 hours/day, onsite daycare and visitor parking. Additionally, all utilities are included in the maintenance fee!

Enjoy all that the city has to offer and all within walking distance including Little Norway Park, The Waterfront School/ Neighbourhood Centre (very high 7.8 Fraser Institute rating), streetcar at your doorstep, the subway, the Lake, Marina, bike/jogging path, King Street West entertainment, the Financial District, Porter Airlines, the Ex, Molson Amphitheatre, Rogers Centre, BMO Field, Loblaw's Superstore (under construction), restaurants, shopping and so much more!
Truly turnkey...just move in and enjoy!

FOYER: Coat closet | Tile floor



LIVING ROOM: Spacious and sun-filled with northwest exposure | Combined with dining room | Hardwood floor





DINING ROOM: Combined with living room | Juliette balcony with northwest exposure | Hardwood floor



KITCHEN: Gourmet open concept kitchen | Newly painted cabinetry | Double stainless steel sink
Whirlpool appliances | Tile floor for durability and easy maintenance



MASTER BEDROOM:

Spacious and private master suite | Double closet
Juliette balcony with northwest exposure | Hardwood floor



SECOND BEDROOM: Spacious bedroom | Double closet | Hardwood Floor

FOUR-PIECE WASHROOM:

Shower/ tub combination | Oversized vanity | Tile floor | Closet for extra storage

LAUNDRY: Whirlpool stacked washer and dryer



ADDITIONAL INFORMATION:

TAXES:

\$2,193.12 in 2016

PARKING & LOCKER:

One owned underground parking space and one owned locker (Level B #1).

MAINTENANCE:

\$585.83/month (includes common elements, building insurance, parking, heat/AC, hydro and water)

POSSESSION:

TBD

APPLIANCES & INCLUSIONS:

- Whirlpool refrigerator/ freezer
- Whirlpool dishwasher
- Whirlpool electric stove/ oven
- Range hood
- Microwave
- Double stainless steel sink
- Whirlpool stacked washer and dryer
- All electric light fixtures
- All window blinds
- One parking
- One locker

EXCLUSIONS:

All draperies and hardware

ADDITIONAL INFORMATION:

- 645sf of pure luxury
- Sun-filled unit with northwest exposure
- 2-bedroom design
- 2 Juliette balconies
- Spacious full size living and dining room
- Engineered hardwood floors throughout
- Freshly painted walls, ceiling and cabinetry
- All utilities included in the maintenance fee
- Top notch concierge available 24 hours/day
- Fitness facilities
- Rooftop deck with BBQ and stunning panoramic city and lake views
- Visitor parking
- Party/ meeting room
- Pet friendly building

- On-site daycare
- Little Norway Park across the Street
- Zoned for The Waterfront School/ Neighbourhood Centre with very high 7.8 Fraser Institute ranking located across the street
- Walk score of "88" with streetcar at doorstep, minutes to subway, King Street West entertainment, Financial district, BMO field, access to the lake, Marina, parks, bike/jogging path, Porter Airlines, the Ex, Molson Amphitheatre, Rogers Centre, new Loblaws Superstore (under construction) and so much more!
- Ideal for an investor as tenant can be assumed for \$1,700/month

OFFERED FOR SALE AT \$399,900

[Seller Kindly requests Certified Deposit To Be Attached To Offer]

Status Certificate Available Upon Request

Offers, If Any, Gratefully Reviewed on Tuesday May 30th @7:00pm at the Chestnut Park Real Estate Office located at 1300 Yonge Street, Suite 100.

Seller Will Consider Pre-Emptive Offers.

650 Queens Quay W
Toronto, ON
HOODS HIGHLIGHTS

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood. There are also 2 Catholic schools and 2 private schools within 2.7km of this address.



The Waterfront School
Grades PK to 8 (Assigned)
650 Queens Quay W
0.08 KM

Harbord Collegiate Institute
Grades PK to 12 (Assigned)
284 Harbord St
3.06 KM

É.É. Elmer
Grades PK to 6
650 Queens Quay W
2.2 KM

Central Toronto Academy
Grades PK to 12
570 Shaw St
3.05 KM



PARKS & REC.
The home is located near 14 parks, with 14 parks and a long list of recreation facilities within a 20 minute walk from this address.

Little Norway Park
459 Queens Quay
0.02 KM

Inland Park
5 Eglinton Quay
0.08 KM

Toronto Music Garden
479 Queens Quay West
0.18 KM

14 Parks

TRANSIT
Public transit is the home's doorway for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 19 minute walk away.

Harbour Street Level Transit Stop
Bathurst St At Queens Quay
West North Side
1 KM

Neared Rail Transit Stop
Exhibition Station GO Rail
1.7 KM

SAFETY
When using facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.5km.

Fire Station
539 Queens Quay W
0.86 KM

University Health Network - Toronto Western Hospital
399 Bathurst St
2.06 KM

Police Station
255 Dundas St W
2.2 KM

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

Gym
0 KM

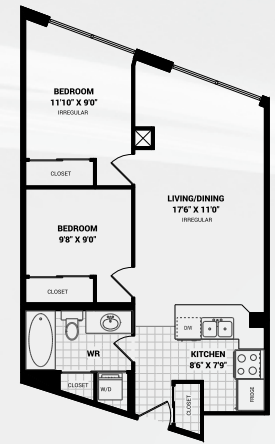
Gas Station
0.1 KM

Cleaner
0.4 KM

Coffee
0 KM

Pharmacy
0.3 KM

Grocery
0.6 KM



SUITE 720 - APPROX. 645 SQUARE FEET
AREA CALCULATED TO THE OUTERFACE OF THE PERIMETER WALLS

THE ASHBY POOLE TEAM

#2 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016***

***Gross Commission Earned



Brittany Poole
Sales Representative

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