

16 Brookers Lane

Suite #1009

A luxurious lifestyle on the waterfront awaits you at the Nautilus condos. The sleek architectural design of this building carves a landmark figure on Toronto's skyline and with five-star amenities and the vibrant community of Humber Bay Shores at your doorstep, this location is perfect for professionals and families alike.



This urban chic, two-bedroom corner suite has south east exposure insuring gorgeous sunlight and breathtaking unobstructed views from your living room, kitchen, dining area and master bedroom which are equally dramatic both day and night. This unique layout provides you with a large wrap around balcony from which you will enjoy panoramic unobstructed views of the lake and the city. With approximately 880sf of spectacular contemporary living space and a large 215sf wrap around balcony, this condo has many special features including a gorgeous accent wall, fireplace and built in bar in the living room, the double upgraded stainless steel appliance package, a three-piece master bedroom ensuite and a second four-piece bathroom, wood flooring and 9-foot ceilings throughout.

The open concept layout with dramatic wall-to-wall windows in the main living area and the gourmet chef's kitchen with granite island makes this space an entertainer's dream. Relax and unwind in two spacious bedrooms each with generously sized closets. With a multitude of top-notch amenities to explore, a concierge staff available 24 hours/day, one parking and one locker included, this is urban living at its' best. Enjoy all that this vibrant community has to offer including the lake and marina, boardwalk and waterfront trails for walking, jogging or biking, parks, schools, transit at your doorstep, cafes and restaurants, Rabba's supermarket in the complex, shopping and entertainment. Easy access to downtown and the Financial District, Mimico GO station, highways, transit and so much more. Truly turnkey...just move in and enjoy!



ADDITIONAL INFORMATION:

- TAXES: \$2,639.88 in 2017
- PARKING: One parking space (Level D Unit 10)
- MAINTENANCE: \$726.64/month (includes heat, common elements, building insurance, parking and water)
- LOCKER: One owned locker (Level D Unit 169 Locker)
- POSSESSION: To be determined

APPLIANCES & INCLUSIONS:

- Samsung stainless steel refrigerator/ freezer
- Bosch stainless steel dishwasher
- Frigidaire stainless steel electric cooktop/ oven
- Panasonic built-in stainless steel microwave
- Granite island (currently stored in 2nd bedroom)
- Samsung washer and dryer
- Built-in glass bar
- All electric light fixtures
- All window blinds
- Fireplace with remote
- Wall mount TV in living room
- One parking
- One locker

BUILDING AMENITIES: 24 hour concierge, security, fitness center, indoor pool/whirlpool/sauna, party/meeting room with kitchen, library, billiard room, cyber lounge w/wi-fi, theatre, rooftop deck with landscaped gardens & bbq's, guest suites and visitor parking



OFFERED FOR SALE AT \$599,900
STATUS CERTIFICATE AVAILABLE UPON REQUEST

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

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

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