

PRIME HARBOURFRONT LOCATION AT NUMBER ONE YORK QUAY
99 Harbour Square, Suite #2306, Toronto, ON M5J 2H2
Fully Renovated Suite with Stunning Lake Views & 805sf of Luxurious Living Space

KITCHEN- Fully renovated in 2018 featuring:

Spacious open concept kitchen with island bar, “Blanco” sink & “Moen” faucet
Custom cabinetry with slow/soft close
Custom Caesarstone quartz countertops & tile backsplash
Maytag refrigerator
KitchenAid S/S electric cooktop stove/oven (2018)
KitchenAid built-in S/S microwave with hood fan (2018)
KitchenAid built-in S/S dishwasher (2018)
Tile flooring
Custom installed pot lighting (dimmable)
GFCI outlets with USB ports
Separate pantry/ laundry room with Kenmore stacked washer and dryer

LIVING/DINING ROOM featuring:

Spectacular unobstructed south lake views
Built-in desk station
Custom installed pot lighting throughout (dimmable)
Wood Floors

BATHROOM- Fully renovated in 2018 featuring:

Custom double vanity with soft close drawers
Walk-in spacious glass enclosed shower with roller bearing sliding door, Rubi fixtures, rain shower/ hand held and built-in soapbox
Porcelain honeycomb floor tile
Vanity mirror
Pot lights

PRIMARY BEDROOM featuring:

Spectacular unobstructed south lake views
Pax wardrobe system (2019)
Draperies and hardware
Work space for desk

SEPARATE LAUNDRY ROOM/PANTRY featuring:

Kenmore stackable washer and dryer
Pantry area with shelving

ADDITIONAL FEATURES:

- Building maintenance fees include ALL UTILITIES plus premium cable (Bell Fibe 200+, HBO and Crave) and Bell Fibe Internet (Unlimited Bandwidth)
- Fully renovated kitchen and bathroom (2018)
- Separate in-suite laundry room with Kenmore washer and dryer and pantry area with shelving
- New thermostat
- Freshly painted throughout (2018)
- Primary bedroom Pax wardrobe (2019)
- One owned underground parking and one exclusive locker (locker is on the same floor)

AMENITIES at 99 Harbour Square:

- 24/7 Concierge- 3 staff members on duty with a dedicated parcel delivery room and security
- In-house maintenance team
- Online building link community
- Free building shuttle bus service that operates 7 days a week across the city, including St. Lawrence Market, Kensington Market, King St, College St and various other central locations
- In-house laundering service available
- Full-service gym recently renovated (separate management company) with squash/ racquetball and basketball courts, aerobic studio room and on-site fitness classes for all ages (children, adults & seniors)
- 8th floor patio with common area BBQs, lounge chairs and herb garden
- Year round indoor/outdoor pool, hot tub and sauna facilities
- On-site ATM
- On-site restaurant and bar with in-suite delivery service available
- Free visitor parking
- Guest suites (hotel rooms) available for visitors at premium low prices (\$85, \$95 and \$120/night rates)
- On-site business centre with FREE printing available, library and corporate boardroom facilities
- Building does not allow short-term rentals or pets

NEIGHBORHOOD HIGHLIGHTS:

INCREDIBLE HARBOURFRONT LIVING close to Toronto Island Ferry, Union Station, GO Train, UP Express to Pearson, Queens Quay Streetcars, Rail lines, TTC, Porter Airlines and Toronto Island School.

A MULTITUDE OF DOWNTOWN ATTRACTIONS & HOTSPOTS TO EXPLORE including Scotiabank Arena, Rogers Centre, Toronto Convention Centre, Ripley's Aquarium, Rec Room, Steamwhistle Brewery, Waterfront Patios, Waterfront Recreational Trail, Harbourfront Skating Rink, Westjet Stage, Harbourfront Community Centre and Powerplant Art Gallery.

SHOPPING GALORE at Rabba, Loblaws, Longos, Coppa's Market and Farm Boy [coming soon across the street (Summer 2021)].

ENJOY DOWNTIME at parks such as Love Park currently under construction across the street, boardwalks and a variety of parks along the waterfront.

INCLUSIONS:

Maytag refrigerator

KitchenAid electric cooktop stove/oven (2018)

KitchenAid built-in S/S Microwave with hood fan (2018)

KitchenAid built-in S/S dishwasher (2018)

Kenmore stacked washer and dryer

All electric light fixtures

All window coverings

Bathroom and living room shelves

Desk in living room

Pax wardrobe system in primary bedroom closet

One owned parking spot and one exclusive locker (locker on same floor and is approximately 6ft x 6ft)

New thermostat

OTHER INFORMATION:

TAXES 2020: \$2,962.54

MAINTENANCE FEE: \$ 775.48/month (includes all utilities)

Status certificate available upon request.