

Welcome To

2045 Lake Shore Boulevard West #3703

Foyer	8'6" x 8'	2.59 x 2.44m	<ul style="list-style-type: none"> ➤ Double Mirrored Closets ➤ Mirrored Wall ➤ Marble Floor
Powder Room			<ul style="list-style-type: none"> ➤ 2-Piece
Living Room + Solarium	27' x 26'9" 5'9" x 5'5"	8.23 x 8.15m 1.80 x 1.66m	<ul style="list-style-type: none"> ➤ Oak Hardwood Floors (2010) ➤ North-East Exposure
Dining Room	16' x 11'2"	4.88 x 3.40m	<ul style="list-style-type: none"> ➤ Separate Room ➤ Oak Hardwood Floors (2010) ➤ East Exposure
Kitchen	16'8" x 13'10"	5.08 x 4.22m	<ul style="list-style-type: none"> ➤ Salvarani Cabinetry ➤ Centre Island ➤ Undercounter Lighting ➤ Coved Lighting ➤ Combined with Breakfast Area
Breakfast Area/ Family Room	12'7" x 9'	3.84 x 2.74m	<ul style="list-style-type: none"> ➤ Window with East Views
Den	11'5" x 11'2"	3.50 x 3.41m	<ul style="list-style-type: none"> ➤ Broadloom ➤ Bookshelf on Wall ➤ Roughed-In for Wet Bar ➤ North Exposure
Master Bedroom + Solarium	21'2" x 14'9" 5'9" x 5'5"	6.45 x 4.50m 1.80 x 1.66m	<ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Broadloom ➤ North-West Lake and City Views
Master Ensuite Washroom			<ul style="list-style-type: none"> ➤ 6-Piece with Double Sinks, Bidet and Tub Enclosure
Second Bedroom	18'7" x 10'	5.66 x 3.05m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Broadloom ➤ West Lake Views
Third Bedroom/Office	18'7" x 10'	5.66 x 3.05m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Broadloom ➤ West Lake Views
Washroom			<ul style="list-style-type: none"> ➤ 3-Piece with Shower Stall & Seat
Laundry Room and Ensuite Storage Locker			

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Amana Refrigerator➤ 4 Burner Electric Stove-Top➤ Hotpoint Oven➤ Panasonic Microwave➤ Miele Dishwasher➤ Huebsch (Speed Queen) Commercial Washer➤ Huebsch (Speed Queen) Commercial Dryer➤ Window Coverings Except Where Excluded➤ Window Liners "Wintite" on West Windows for both Temperature and Sound Insulation➤ Electric Light Fixtures➤ Broadloom Where Laid (2010)➤ Bookshelf on Den Wall
Exclusions	<ul style="list-style-type: none">➤ Draperies in Living Room & Office
Taxes	<ul style="list-style-type: none">➤ \$5,306.47 Per Annum (2018)
Maintenance Fee	<ul style="list-style-type: none">➤ \$3,041.05 Per Month➤ Includes: Heat, Hydro, Water, Central Air Conditioning, Cable T.V., Building Insurance, Common Elements and Parking
Heating/Cooling	<ul style="list-style-type: none">➤ Hot Water Gas Heating➤ Central Air Conditioning
Parking	<ul style="list-style-type: none">➤ Two Owned Underground Parking Spaces Are Included➤ Legal Description is Level B #52 & Level B #53, Known as is P2-180 & P2-179
Locker	<ul style="list-style-type: none">➤ One Out-Of-Suite Exclusive Use Locker is Included➤ Known as Level B3 #11➤ Approximately 6' x 4'
Possession	<ul style="list-style-type: none">➤ 60 Days or To Be Arranged
Amenities & Services	<ul style="list-style-type: none">➤ 24 Hrs. Concierge➤ Valet Parking➤ Spa/Fitness/Gym➤ Indoor Salt Water Pool➤ Tennis Court➤ Party/Meeting/Hobby/Library Rooms➤ Guest Suites➤ Visitor Parking➤ Restaurant and Convenience Store➤ Private Shuttle Bus to Union Station➤ Scheduled Shopping Centre Excursions➤ TTC to Old Mill Subway (1 Block Away)

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. For further clarification regarding Toronto Public Schools please contact the school directly or visit TDSB.on.ca

Welcome to Palace Pier

Amenity Checklist

• Club Party Room	Top Floor - "C" button on High Rise Elevator
• Restaurant	Main Floor up to stairs from Low Rise Elevator
	Lobby
• Fitness Centre	Main Floor Back Entrance to Loading Dock
• Swimming Pool	From Fitness Centre Entrance
• Gym/Weight Room	From Fitness Centre Entrance
• Aerobics Room	From Fitness Centre Entrance
• Ladies & Men's Change Rooms	From Fitness Centre Entrance
• Saunas	From Ladies & Men's Change Rooms
• Shuttle Bus Waiting Room	Main Floor Hallway from High Rise Elevators
• Convenience Store/Dry Cleaners	Main Floor Hallways from Low and High Rise Elevators
• Guest Suites	Main Floor Hallway from Low and High Rise Elevators
• Spa/Salon	B1- Off Lobby from Shuttle Elevator
• Mail Room	B1 – Off Lobby from Shuttle Elevator
• Social Events Room	B1 – Off Lobby from Shuttle Elevator
• Games Room	B1 – Off Lobby from Shuttle Elevator
• Table Tennis Room	B1 – Off Hallway to Garage & Visitor Parking
• Meeting Room	B1 – Off Hallway to Garage & Visitor Parking
• Library	B1 – Off Hallway to Garage & Visitor Parking
• Window to Squash Courts	B1- Off Hallway to Garage & Visitor Parking
• Car Wash	B1
• Car Care Bay	B1 – with Electric Vehicle Charging Station
• Billiards Room	B2 – Off Lobby from Shuttle Elevator
• Arts & Crafts Room	B2 - Off Hallway to Garage & Visitor Parking
• Carpentry Room	B2 – Off Hallway to Garage & Visitor Parking
• Patio Area	Lakeview Garden (access also from pool)
• Tennis Court	South Lawn
• BBQ Area (6 Barbecues)	South Lawn
• Putting Green	South