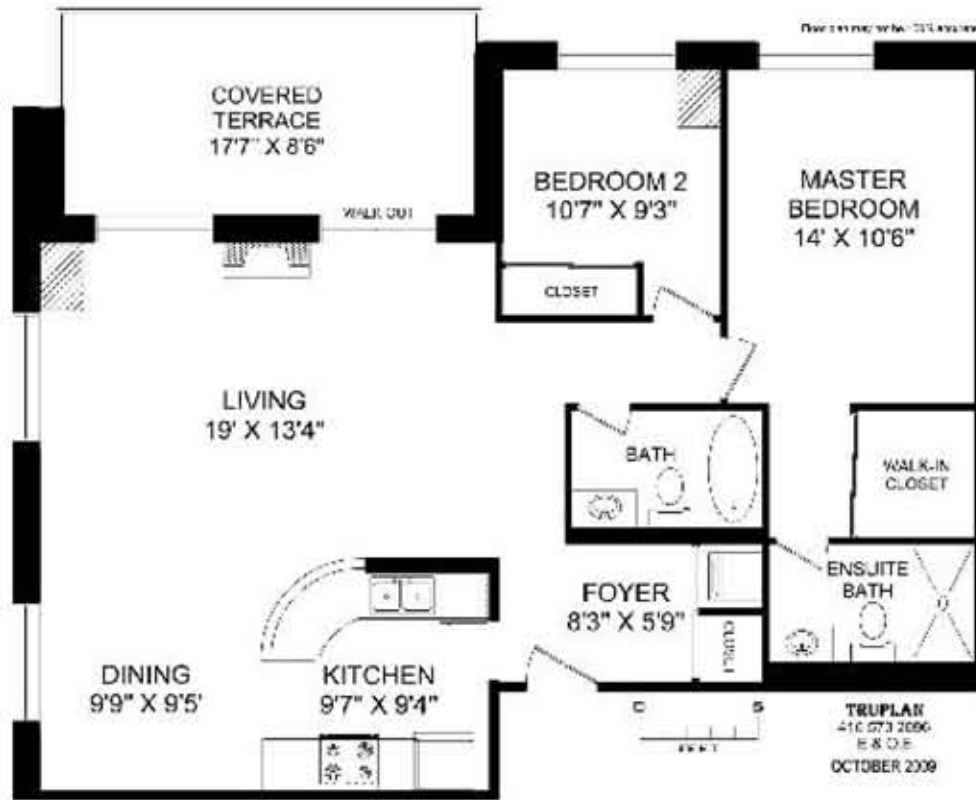


# 1733 Queen Street East, Suite 421



More photos and link to Virtual Tour at:  
<http://www.inthebeach.com>

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## A TRULY SPECTACULAR SOUTH - EAST CORNER APARTMENT

### BUILDING'S FEATURES :

- \* Fabulous location as the most Westerly of five buildings on the South side of Queen Street East.
- \* Nearest of the five to Woodbine Park. Very close to mini Shopping Mall at Queen / Kingston Rd.
- \* Additional frontage on Northern Dancer Blvd makes this the largest of the five buildings. This provides many more residents to share Maintenance costs, with potential savings for all.
- \* Maintenance fees also include Hydro to Units (unlike the 5-storey building at 1863 Queen St. E.)
- \* Elegant double Reception Hall - the front with Buzzer panel in Security area, plus a mail box "wing".
- \* 2nd floor Amenities Suite includes Party Room with Roof Garden, M / F toilets & Exercise Room.
- \* Underground Parking (some Surface parking too for residents AND guests). Underground Lockers. (a few Main floor Lockers too for lucky residents). Two high-quality fast Elevators. Garbage Room.
- \* All Units connect to the Building's Security System. Fire doors by Elevators at each of five levels.
- \* Cable TV service from Rogers OR Phone line TV service from Bell both available. Pets allowed !
- \* The Building has budgeted to replace all corridor carpeting in 2010 from accumulated funds.

### APARTMENT'S GENERAL FEATURES :

- \* 4th floor location gives best of both worlds: - a high elevation with superb view along Winners Circle (even see Lake in winter) PLUS a shaded Terrace which is not available on the hot top floors!
- \* Wonderful brightness of East-facing side windows, but avoiding the very strong afternoon sun.
- \* Gunstock hardwood Living/Dining floors. New-cleaned Bedroom carpets. Ceramic Kitchen/Foyer.
- \* Virtually all lighting is upgraded (many are brand new). Note the several sliding dimmer switches.

### APARTMENT'S LIVING AREA FEATURES :

- \* Welcoming separate Foyer's wall-to wall sliding doors hide coat closet and stacked Washer/Dryer.
- \* Open plan Kitchen has pretty ceramic Backsplash tiles under white-doored upper cabinets. These provide lots of storage with a total of 6 long and 6 short doors. Below-counter cabinets provide 6 more doors plus 4 drawers. Lovely curved Breakfast bar, under pot-lit drop ceiling (an upgrade).
- \* Kitchen Appliances (also upgraded) include G E "Brita Profile" Fridge, Ceramic-topped "Evolution" Stove, "Quietpower" built-in Dishwasher and built-in Microwave / Range Hood combination.
- \* The extra-large Living Room and adjoining Dining Room create a huge "L"- shaped space. The Living Room boasts a handsome electric fireplace set in a custom-designed marble wall.
- \* The South (and East and West) - facing Terrace has attractive wooden deck tiles, which can be stacked in winter. The wooden Planters are also included. Note that BBQs are allowed !

### APARTMENT'S BEDROOM AREA FEATURES :

- \* The Master Bedroom has a big South-facing window with included vertical blinds. There is space for a lounge chair, or even a desk. The spacious organized walk-in closet has triple-sliding-doors.
- \* The Ensuite Washroom has been upgraded with a double-size Shower stall. Corian-marble basin.
- \* The 2nd Bedroom window's vertical blinds also included. Big closet with double sliding doors.
- \* The 2nd Bathroom is a 4-piece (bath with shower above). It too has a Corian-marble basin.

### APARTMENT'S OTHER OWNED FEATURES :

- \* The Locker (# 35) is one of few conveniently on the Main Floor. It is extra-large (about 7' 8" x 7").
  - \* The Underground Parking Spot (# 49) has a double Bike Rack on its back wall -- a costly upgrade.
- APARTMENT, LOCKER & PARKING SPOT ARE ALL OWNED UNDER SEPARATE TITLE DEEDS.