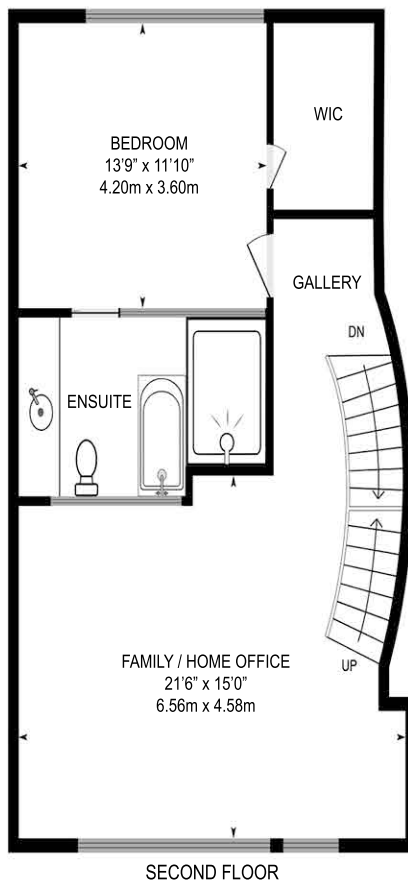
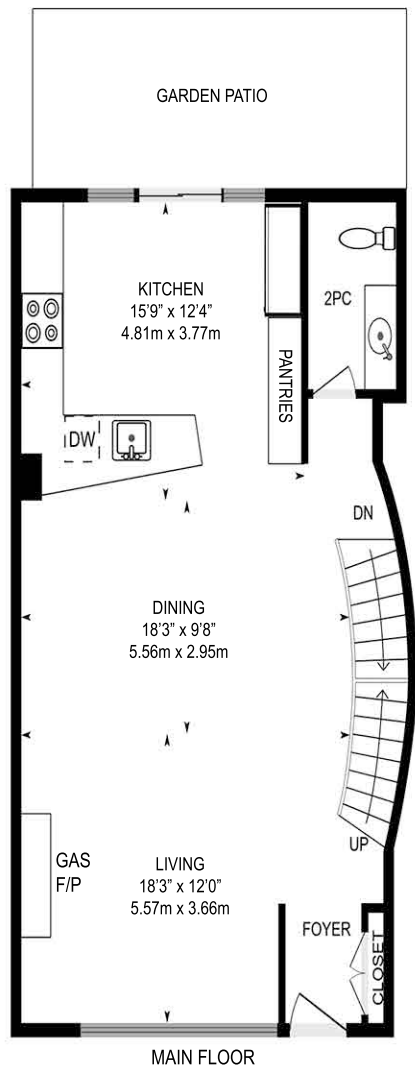


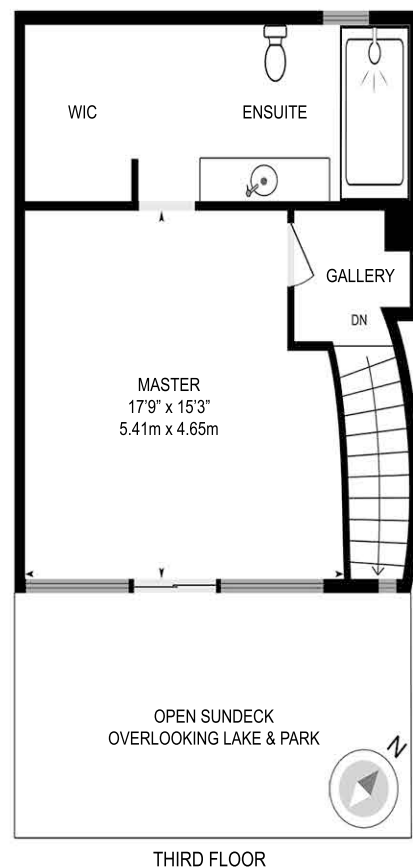
TH121

5 Marine Parade Dr, Toronto, ON
(121 Waterfront Drive)

LYNN TRIBBLING, Sales Representative,
Right at Home Realty Inc., Brokerage
DIRECT: 416-252-2221
EMAIL: ltribbling@sympatico.ca
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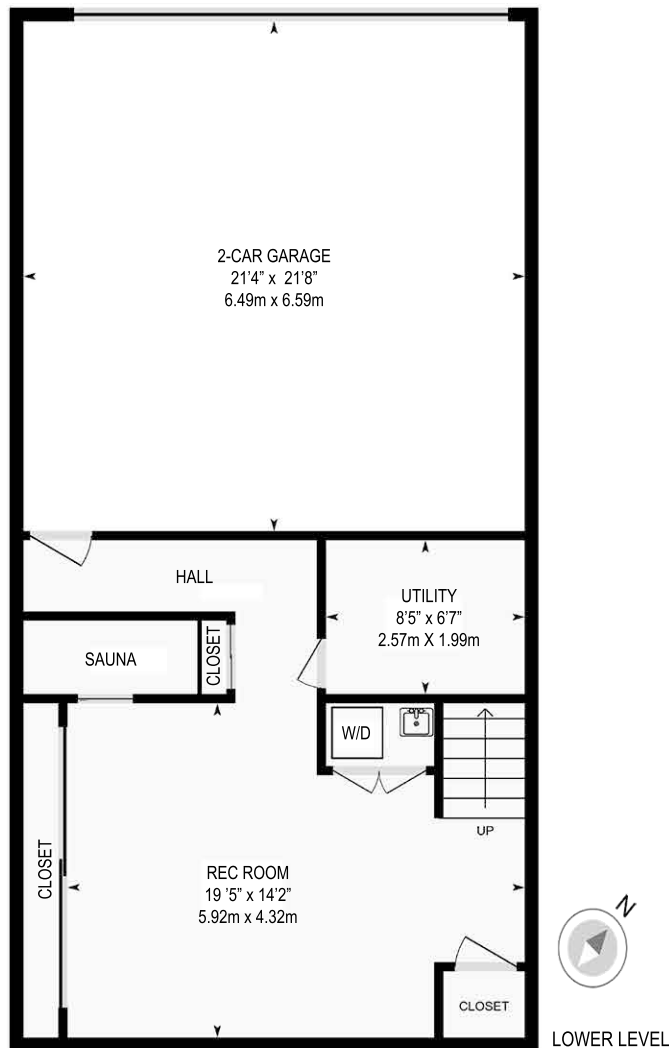
*All room sizes are approximate.
Buyers should verify the exact room dimensions.
Not exactly as shown



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5 Marine Parade Drive
Townhouse 121
Toronto, Ontario
Canada M8V 4B4
(Legal and Municipal Mailing Address)

121 Waterfront Drive

Top-Quality Total Renovation, Award-Winning Design,
Approx. \$850,000. Spent

Special Features:

MAIN FLOOR

LIVING ROOM

- Custom bronze and tempered glass curved staircase, flush modern light sconces
- New dove gray carpet on stairs
- Smooth, high ceilings throughout, professionally painted in neutral colours
- White porcelain Statuario Maxfine maxi-slab, easy-care floors from CIOT
- Gas fireplace with white crystal marble surround and mantle
- Hunter Douglas Silhouette electric horizontal blinds, remote control, lifetime warranty
- Full height Starphire glass doors on closet with stainless hardware
- Full height built-in wall units/bar with Starphire glass doors, stainless hardware
- Motion detectors and security system linked to concierge desk
- 34-inch Sony Smart TV
- South view of shoreline, lake and park

KITCHEN

- Custom designed commercial kitchen, modern high gloss white acrylic cabinets
- Coffered ceiling, 10-foot height
- Custom Tech Lighting, adjustable chrome pot lights. monorail design
- Self and soft closing doors, drawers in metal frames
- Custom modern neutral glass tile backsplash
- Marble counter tops, hand-picked white Italian Statuario 1.25 inches stone slabs, from CIOT, \$27,500.00
- 3 full height pantries units with pull out storage design
- Franke 28 x 18 Professional square stainless sink
- Blanco Professional goose neck faucet with spray
- Kitchen Aid garburator
- Double door walk-out to BBQ patio, sliding glass privacy doors
- North view of garden and quiet, landscaped courtyard

KITCHEN APPLIANCES

- Miele dishwasher
- Miele Espresso Machine, fully automatic, plumbed in
- Sub Zero 36-inch stainless refrigerator, 2 drawer freezer with ice machine
- Sub Zero 18-inch wine refrigerator, columnar unit, flush with millwork
- Wolf 30-inch natural gas range and oven combo
- Faber stainless steel kitchen exhaust
- Wolf Microwave Oven with professional stainless-steel trim kit

Main Floor Powder Room

- Hand-picked black marble slab counter top from Ciot
 - Toto lavatory, fully recessed, undercounter mount sink
 - Hansgrohe faucets
 - Solid core door, custom hardware
-

SECOND FLOOR

Family Room/Home Office

- White Statuario Maxfine marble floors from CIOT throughout including shower walls
- Full length, built in credenza, black glass front door panels, black marble top
- Two stainless and glass custom wall nook with glass curio shelving
- Hunter Douglas Silhouette electric horizontal blinds, with remote control
- 66-inch Panasonic TV, tilt mounted to wall
- Ceiling fan, stainless by Modern Fan Company
- South view overlooking lake and park

Master Bedroom #1

- Hunter Douglas Silhouette static blinds with black out electric blinds behind
- Large Walk-in closet, built-in shelving and organizers in black acrylic
- Custom fixed glass transom for extra light
- Mood lighting and dimmer switches
- Solid core doors
- 48-inch TV, tilt mounted to wall
- North view overlooking quiet courtyard

Second Floor Bath

- Separate glass shower stall, 4 feet x 6 foot 6 inches
 - Hansgrohe shower faucets, rain head and hand shower
 - Vida bathtub with Hansgrohe controls, separate temperature and velocity control
 - Solid core door
 - Toilets by Toto with ceramic bowls throughout
-

THIRD FLOOR

Master Bedroom #2/Guest Bedroom

- Hunter Douglas Silhouette electric horizontal blinds, with remote control
- Walk-out to large terrace, Ipe Wood Deck, 10 ft x 22 ft wide
- Professionally landscaped deck
- Full length and height window wall with sliding door to deck
- Table and four chairs, two umbrellas
- 58-inch Panasonic Smart TV, tilt mounted to wall
- South and South East vistas, lake and city skyline views including CN Tower
- Pyramid glass skylight with retractable sliding black out blinds
- Large Walk in closet, fully organized, white acrylic millwork built ins
- Contemporary, Empire-inspired crystal chandelier

Third Floor Bath

- Shower is 3 feet 5 inches by 7 foot 2 inches
 - Rubinet Faucets and Shower hardware
 - Diamond Pattern marble floor
 - Acrylic and polished stainless-steel fold away seat
-

LOWER LEVEL

- Skylight for natural light, high ceiling, TV
- LG Full size washer and dryer, steam appliances with utility sink

- Wall to wall mirror glass storage
 - Custom cedar-lined wet Sauna
 - Porcelain floors, concrete-look from CIOT
 - 50-inch Pioneer Elite TV/Media Centre wall mounted
 - Private oversized two-car garage, separate from main building parking with private overhead door, remote controlled, fully secure.
 - Built-in shelves, space for bicycle, drain for car wash
-

Additional Features

- Fully recessed halogen lighting throughout and Tech Lighting in kitchen
- Mood lighting, Electronic Lutron dimmers throughout
- Natural gas connection in rear ground floor patio for BBQ directly off kitchen
- Separate 1.5 Ton Air Conditioning, complete with Heat Pump, added heating/AC system for Third Floor
- Automatic irrigation system for front garden, rear patio and 3rd floor garden

Proximity to Amenities

- 20 minutes to Toronto Pearson International Airport
- 10 minutes to Billy Bishop Toronto City Center
- 15 minutes to Union Station and Downtown Financial Core and Hotels
- 20 minutes to Square One Shopping Centre
- 10 minutes to Sherway Gardens Shopping Centre
- 5 minutes to 3 Yacht Clubs
- 2 minutes shops, services, dining, outdoor patios, clinics, groceries, LCBO
- 2 minutes parks, trails, beaches, farmer's market, swans, butterfly meadow
- 1 minute to public transit, bus to subway, streetcar or Humber Loop
- 45 seconds to the water's edge of Lake Ontario!

Exclusions

- All art, sculptures and paintings, Buddhist Gong on 3rd Floor sundeck
- Schonbek Crystal chandelier to dining room, mirrors Lower and 3rd Floor
- Gym Equipment

FISCAL NOTES: Reasonable monthly maintenance fee includes: heat, hydro, AC, gas, water, landscaping, snow removal, concierge services 24/7 and building amenities (party room, guest suite, library, exercise room and visitor parking) Substantial Reserve Fund, current estimate \$3M. Status Certificate Available.