



## HEAPS ESTRIN

REAL ESTATE TEAM

# 65 Harbour Square, Suite 3406

Imagine your summer on the waterfront! This spectacular 2-bedroom suite is steps to the lake, boardwalk, jogging trails, yacht clubs & retail at Toronto's Harbourfront Centre. Enjoy luxurious amenities including 24-hour concierge, indoor pool with sauna, outdoor tanning decks, squash court & private shuttle to downtown! Beautifully renovated featuring a designer kitchen, separate living and dining areas, amazing primary suite with walk-in closet, additional bedroom with murphy bed and two full baths. Tons of storage. Featured in Domino magazine, and located in a luxury building, well-managed, with excellent visitors parking. Toronto Island Public School district. Extra generous parking spot included, storage locker, and additional bicycle storage available.

### FEATURES:

- 1,427 square feet of beautifully renovated living space with gorgeous lake and skyline views
- Includes all utilities as well as Rogers TV and high-speed unlimited Internet
- Extensively renovated by the owners
- Parking space is on the third floor. It is an extra-large spot located next to a building entrance door for quick, easy access
- Front hall closet converted to a giant pantry and widened the doorway leading into the living room
- Bright and spacious primary bedroom with walk-in closet and ensuite
- The second bedroom includes a Murphy Bed night wall with double mattress so the space can be used as an office that can accommodate guests
- Newly purchased appliances including full-size washer and dryer and Bosch dishwasher
- Laundry room includes a washing sink
- New site-finished white oak engineered hardwood flooring laid in herringbone pattern
- All new custom window coverings including wall to wall linen sheers in living and dining rooms
- Premium quartz counters in kitchen with extra-large under mount stainless steel sink
- Marble hex backsplash from Saltillo Tile
- LED lotus lights in kitchen ceiling with Lutron dimmers throughout the suite
- New wall of storage with custom door fronts and handles in master bedroom. Installed in March 2020. Can stay with unit if tenant desires, potentially move to another area within suite
- The entire suite is painted exclusively in Farrow and Ball, primarily the colour All White
- Custom white linen drapes in the primary bedroom including sheers plus blackout

### HARBOURSIDE AS A COMMUNITY

- Built in late 1970s by Robert Campeau Corp. the first residential condo project in Toronto's harbourfront with suite sizes that rival all of our present-day neighbouring buildings

- The condo Corp has its own permanent full-time staff of maintenance and concierge staff who assist residents on a daily basis around the clock
- The condo employs bus drivers to shuttle residents from our building to key destinations and intersections across the downtown core six days a week. Drop off/pick-up sites include grocery stores, Chinatown, Eaton Centre, St Lawrence Market, Union Station... bus schedule is available in management office
- Demographics of building range from babies to golden retirees ... Primarily owner occupied at 65 Harbour Square: a lot of doctors, lawyers, senior corporate executives, architects. One of the residents includes Canada's former Defence Minister
- Most of the amenities are on the seventh floor. They include: Two Terrace/garden areas: one with a view to the city and the other overlooking Toronto islands with gas barbecues and an herb garden (currently phasing in use of patio furniture because of pandemic):
  - saltwater pool
  - sauna
  - updated change rooms
  - full-service bar and lounge (with bartender and very well-priced drinks)
  - library
  - squash court
  - fitness centre
- The condo also offers free fitness classes to residents, including yoga, Pilates, boot camp and aqua fit. During the pandemic fitness classes will be offered outdoors on the seventh-floor garden as well as in the pool
- Lobbies (where residents can wait for one of the building's three shuttle buses, a nice feature especially in winter) received a \$1-million facelift that was completed in 2020
- Please note the building of 65 Harbour Square is connected to 55 Harbour Square (designed by Campeau in a Z shape and which fronts on Queens Quay) via the seventh-floor corridor. Residents are free to use both entrances as they wish. There is also a shortcut to access each building via the parking garage. The building is also connected to the Weston Harbour Castle Hotel via a third floor passerelle (glass bridge located over the entrance to the condo at the foot of Bay St). This means you can virtually reach Yonge St without walking outside — very handy during winter
- The condo also offers residents free use of a workshop space that includes machinery for wood shop projects

#### PARKING:

- 1 extra-large spot in garage on the third floor. Located next to a building entrance for easy access

#### STORAGE LOCKER:

- On-site storage locker

#### BICYCLE STORAGE:

- Available at an additional cost are two bike spaces that the tenant may rent. They are located in a secured area of the first-floor parking garage accessible only with fob.

POSSESSION: December 1<sup>st</sup>, 2022 (flexible)