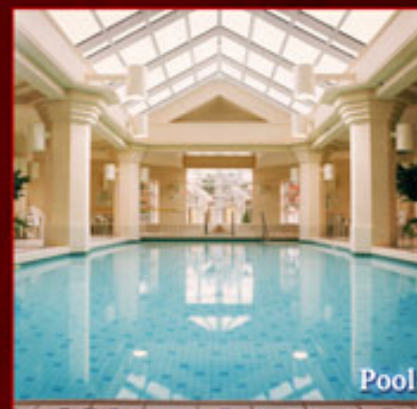


WELCOME TO PALACE PLACE 1 PALACE PIER COURT PENTHOUSE SUITE #4508



Palace Place features a modern mix of Oriental and Louis XV inspired furnishings and accessories.



Pool

Taking as its inspiration the legendary waterfront estates of the Gatsby era, Palace Place represents a chic and sophisticated view of condominium living, one without precedent in Toronto.

PALACE PLACE features every conceivable amenity, including valet parking, a security system, with a 24-hour concierge, guards, and video surveillance, signature services, guest suites, shuttle bus service, and a world-class health club, with a squash court, a racquetball court, a sauna room, an indoor pool, a recreation room, and a rooftop lounge. It is conveniently located, with easy access to major arteries, particularly Lakeshore Boulevard, the Gardiner Expressway, and the Queen Elizabeth Way. It is approximately a 5-minute drive to downtown Toronto and 15-minutes to the airport.



View

FOR SALE AT: \$599,900

MAINTENANCE: \$972.52

SPECIAL FEATURES

- Suite 4508 features 9-foot ceilings throughout the unit, with dentil crown mouldings, German engineered hypoallergenic hardwood throughout, with steamed Acacia oiled finish, and updated faucets throughout.
- All new appliances include Whirlpool Gold fridge, with ice and water dispensers, Kitchen Aid Convection wall oven, Fagor dishwasher (stainless interior), Whirlpool stovetop, with 5 ceramic cooking surfaces. Euro extractor fan hood, with dual sided controls.
- One parking spot directly under the building, next to the elevator, and one locker are included. Second parking spot is available at an additional cost. (Continued on insert page)



DAIVA DALINDA
Broker



LUKE DALINDA
Sales Representative



Royal LePage Real Estate Services Ltd., Brokerage Tel. (416) 236-1871 Email: ldalinda@dalinda.net

The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regretfully, it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © DalindaTeam.com.

WELCOME TO PALACE PLACE 1 PALACE PIER COURT PENTHOUSE SUITE #4508



RARELY AVAILABLE FLAGSHIP PENTHOUSE SUITE

Breathtaking is the word that best describes Palace Place, which is the most prestigious, luxurious, and best managed waterfront condominium residence in Canada. Suite 4508 is a stylish, beautifully renovated condominium residence, with approximately 1,550 square feet of living space and enchanting views of the Humber River, Swansea Village, High Park, and more.



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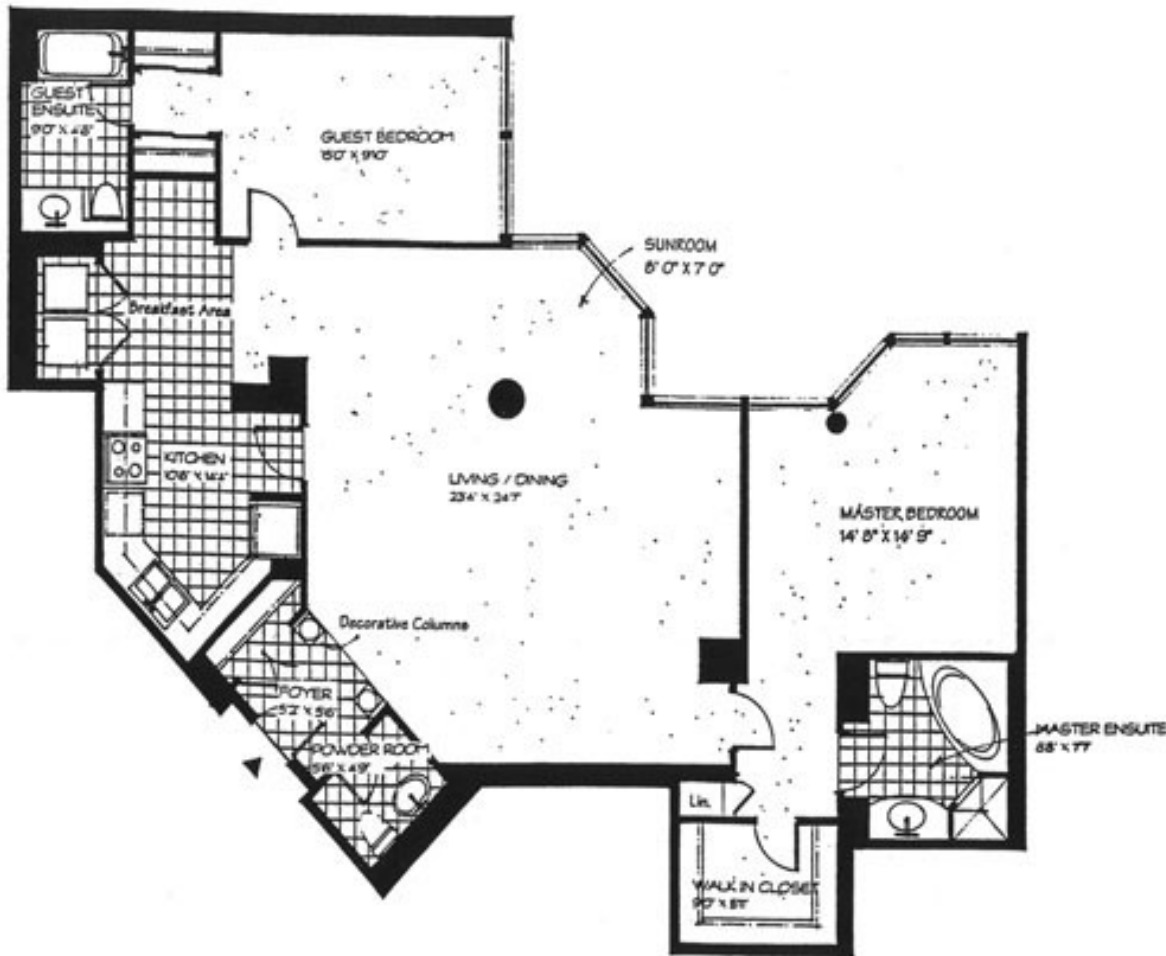
From the moment you step in, you will appreciate the uncompromising attention to detail in every room. Natural light floods the whole unit, which has floor to ceiling windows throughout. This is an ideal home for professional couples, who want the convenient and carefree lifestyle that a luxury condominium offers.



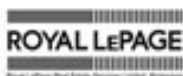
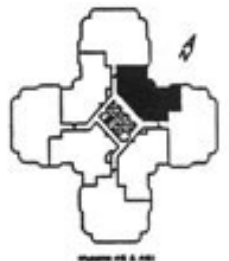
FLOOR PLAN

1 PALACE PIER COURT

PENTHOUSE SUITE 4508



PALACE PLACE



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SPECIAL FEATURES

1 PALACE PIER COURT

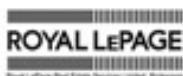
PENTHOUSE SUITE 4508

(Continued from flyer)

- New kitchen features Beech cabinet, with glass display units, granite surfaces, glass tile backsplash, under cabinet LED lighting, double stainless steel sink, with pull out fixture on tap, pull out pantry, with LED lighting, peninsula cooking surface, with granite and pass through to dining room, built-in china cabinet, with frosted glass display, and a granite serving counter.
- Laundry room has new, stacked Kenmore washer and dryer (full size) and custom shelving.
- Master Suite & Ensuite feature double entrance doors to bedroom, linen closet, large walk-in closet, with custom cabinets and organizers (PAX units in walk-in closet), lots of useful space, 4-piece marble bath, with jetted tubs, and separate shower, with rain head shower.
- Bedroom features wall-to-wall windows overlooking Humber River, Grenadier Pond, and High Park and his/hers double closets, with mirror doors. Bedroom ensuite features 4-piece bath, with in-bath shower and soaker tub, and lots of under sink storage space.
- Vestibule features marble flooring, dentil crown mouldings, double closet, with mirror doors, fluted columns.
- Powder Room features marble floor, with floating glass bowl sink
- Can see as far as Canada's Wonderland on a clear day.

SELLERS' TESTIMONIAL

- No **GLARING** sun to bleach your floors, furniture or artwork
- Less **GLARE** on your TV screen
- **YOU** have control over the temperature in your unit (i.e. it won't be 28C in the winter due to sun load)
- You can leave your curtains **OPEN** without going blind
- Suite 4508 has constant temperature **ALL** year round
- Air Conditioner actually keeps up with the heat in summer
- It's never a boring view. At night there's lots of lights and activity to watch
- If/When individual metering comes to Palace Place, your energy expenses **WILL** be lower on the north side
- You can see fireworks from as far north as Canada's Wonderland
- You can watch flights in and out of Pearson International
- You can play "I wonder where all those people are going at 3am" on a sleepless night
- It's lovely to sit in the black chair, have a cup of tea, and enjoy the wonderful views



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