

WELCOME TO 2289  
**LAKE SHORE BOULEVARD WEST**  
 TOWNHOUSE SUITE 114



**GRAND HARBOUR** features many amenities, including concierge services and a health club, with a squash court, a sauna room, an indoor pool, a recreation room, and a 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.



**FOR SALE AT: \$1,589,000      MAINTENANCE: \$1,174.25**  
**TAXES: \$5,523.29 (2010)**

**SPECIAL FEATURES**

- Townhouse Suite 114 features Marble foyer, with inlay, California shutters, silk curtains and rods, 10-foot ceilings in living room and bedrooms, crown mouldings, dark stained hardwood floors, gas fireplace, Jacuzzi, heat pump, central air (new in 2005), sprinklers in patio (2006), outdoor garden ornaments, bench, patio table, chairs, and cushions, alarm system, and two huge storage areas in lower level, with 'as is' fridge.
- Appliances include Double door fridge, wall oven, cooktop, built-in dishwasher (2007), built-in microwave, washer and dryer, and TV in kitchen.
- Three parking spots and one locker (11'6" x 6'6") are included.



**EXCEEDING EXPECTATIONS**

Daiva Dalinda, Broker  
 Royal LePage Real Estate Services Ltd., Brokerage  
 W: 416 236 1871 C: 416 919 1738  
 ddalinda@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 2289  
**LAKE SHORE BOULEVARD WEST**  
 TOWNHOUSE SUITE 114



**SOPHISTICATED ELEGANCE AT THE WATER'S EDGE**

BREATHTAKING IS THE WORD THAT BEST DESCRIBES GRAND HARBOUR, WHICH IS AN ARCHITECTURALLY RENOWNED, LUXURIOUSLY SPECTACULAR WATERFRONT CONDOMINIUM RESIDENCE CONSISTING OF TWO BUILDINGS AND APPROXIMATELY THIRTY-NINE TOWNHOUSES.

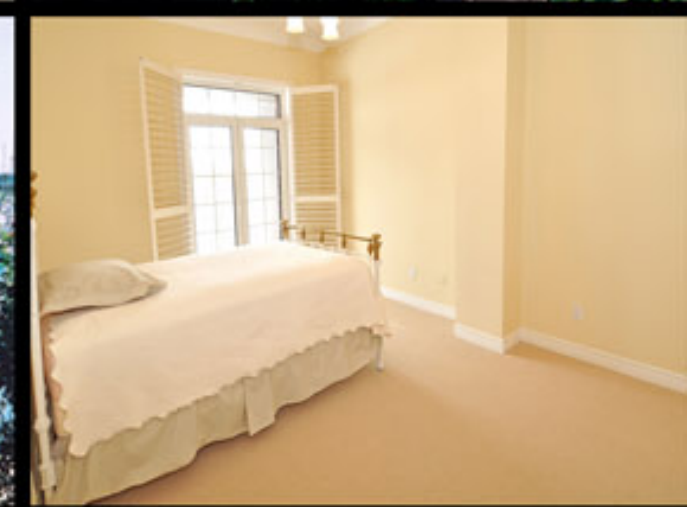


**EXCEEDING EXPECTATIONS**

Daiva Dalinda, Broker  
 Royal LePage Real Estate Services Ltd., Brokerage  
 W: 416 236 1871 C: 416 919 1738  
 ddalinda@Dalinda.net







**A**T THE WATER'S EDGE, **TOWNHOUSE SUITE 114** IS A RARE NEW ENGLAND STYLE FRONT-END UNIT TOWNHOUSE CONDOMINIUM RESIDENCE, WITH 2,700 SQUARE FEET OF LIVING SPACE AND A SUN-FILLED SOUTH EXPOSURE, WITH ABSOLUTELY MAGICAL WATER AND MARINA VIEWS FROM ALL PRINCIPAL ROOMS. FOUR MAIN FLOOR WALKOUTS LEAD TO A LARGE, LANDSCAPED, AND ENCLOSED PATIO ON THE WATER. THE SECOND LEVEL HAS TWO WALKOUTS TO A LONG BALCONY, WITH PANORAMIC WATER VIEWS.

