

# T W E L V E LEGION ROAD



Humber Bay Shores is one of Toronto's most vibrant waterfront parks, and it offers the renowned Martin Goodman bicycle path, yachting marinas, and arresting views of special city events, like the air show and fireworks displays.

This property is conveniently located, with easy access to major arteries, particularly Lake Shore Boulevard, the Gardiner Expressway, and the QEW. It is approximately 10 minutes drive to Toronto Downtown and 15 minutes to the airport. The TTC and GO transit systems are easily accessible and offer quick commutes to the city.

TAXES: \$4,170.91  
MAINTENANCE: \$84.68  
FOR SALE AT: \$659,900



Rooftop View

## SPECIAL FEATURES

- Rooftop terrace, with breathtaking lake and city views
- Over \$130,000 in upgrades
- Marble foyer, with French doors to lower level den, with 3 pc ensuite and sauna
- Open concept main level, with molded 9-foot ceilings, and family room, with gas fireplace
- Custom California shutters
- Hardwood floors throughout
- Upgraded Kitchenaid appliances
- Garburator
- Instant hot water
- Wine fridge
- Upgraded kitchen cabinets, with frosted glass inserts
- New extra long island, with extra deep sink
- New chocolate brown granite counters
- Built-in desk station in kitchen
- Limestone backsplash
- Jacuzzi
- Double garage, with automatic opener
- Roughed in central vac
- Central air
- High Efficiency furnace
- Security system
- Hook up for barbecue on main deck
- Cable and hi speed internet in most rooms
- Built in audio system



## EXCEEDING EXPECTATIONS

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## URBAN SOPHISTICATION AT HUMBER BAY SHORES



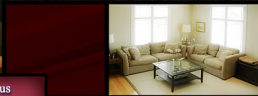
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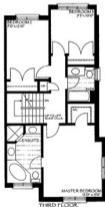
This stunning 2,175 square foot end-unit freehold townhouse is a luxurious residence that overlooks a conservation area and Mimico creek.



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## Floorplan

ROYAL LEPAGE



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