



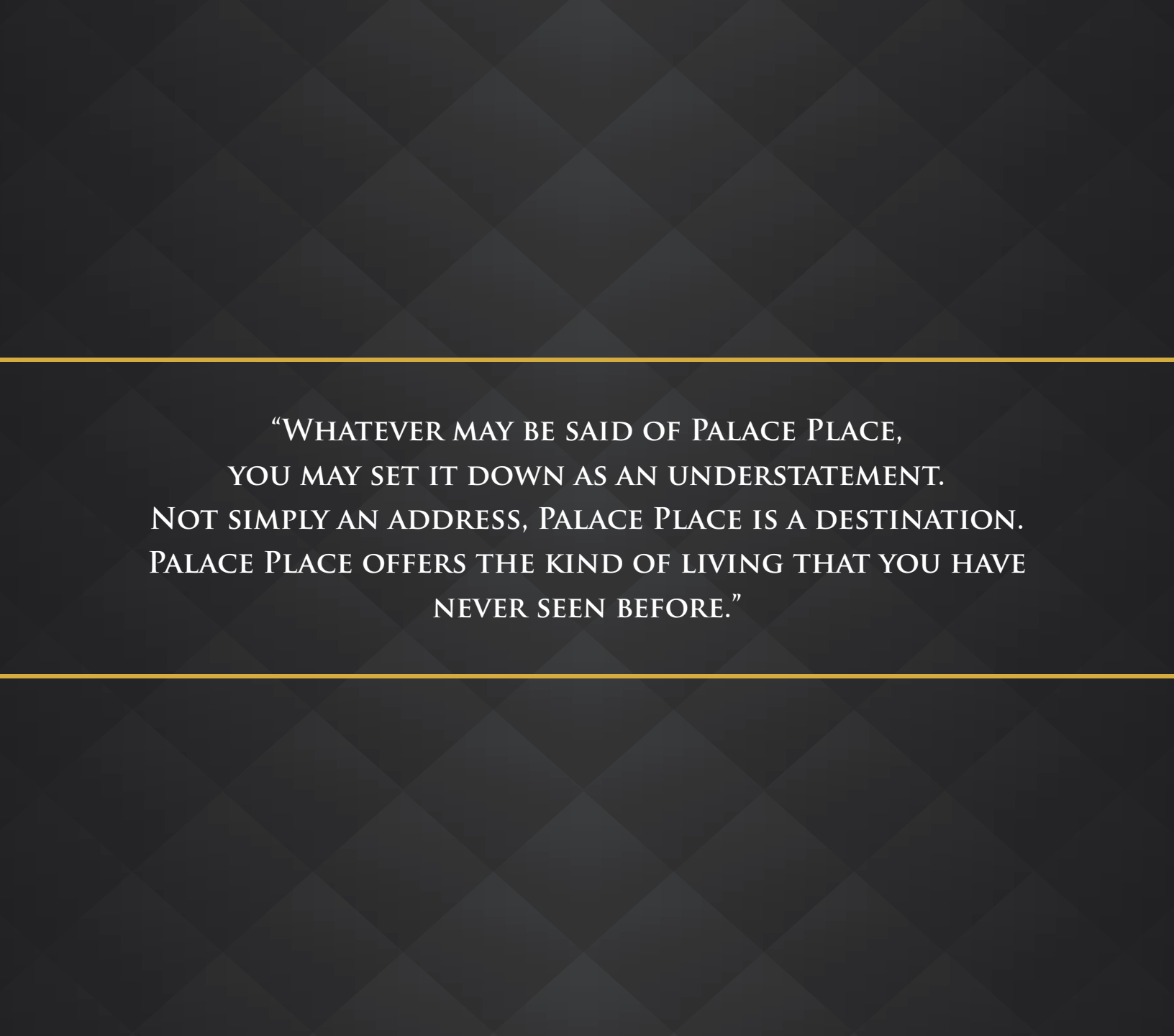
DALINDATEAM.COM

PALACE PLACE, SUITE 2311

PRESENTED BY LUKE DALINDA

Royal LePage Real Estate Services Ltd., Brokerage





“WHATEVER MAY BE SAID OF PALACE PLACE,
YOU MAY SET IT DOWN AS AN UNDERSTATEMENT.
NOT SIMPLY AN ADDRESS, PALACE PLACE IS A DESTINATION.
PALACE PLACE OFFERS THE KIND OF LIVING THAT YOU HAVE
NEVER SEEN BEFORE.”



PALACE PLACE

Style and privilege are words that best describe Palace Place, which is the most prestigious, luxurious, and best managed waterfront condominium residence in Canada.

Born of the ideals from the legendary waterfront estates of the Gilded Age, Palace Place represents a chic and sophisticated view of condominium living, one without precedent in Toronto.

Housing 504 suites, Palace Place soars into Toronto's skyline with 47-storeys that have been enclosed in a spectacular glass facade.







UNRIVALED WORKMANSHIP AND SLEEK, MODERN BLISS...

This by far is the most amazing custom renovation of a suite in Palace Place history! An entirely new design & floor plan! Suite 2311 is a visually arresting condominium residence, with approximately 1,106 square feet of living space, 2-bedrooms, and the most enchanting views of the Humber River, Swansea Village, High Park, and more. This suite has been impeccably renovated for the discerning buyer, who appreciates unrivaled workmanship and sleek, modern bliss.











I've
got
sunshine
on a
cloudy
day























SPECIAL FEATURES

Completed in Late 2019, suite 2311 at Palace Place was completely gutted to the cement, and extensively remodeled and renovated.

- An extra bedroom was created
- Kitchen was extended
- 2 Built-in office spaces were created
- Walk-in laundry room was created
- Additional closets (coat, shoe, niche); dressing area; and linen storage created
- Extra “her” sink and wardrobe area created off the master bathroom
- All new plumbing in the entire suite
- All electric systems upgraded to “smart home” technology - Lutron power blinds, LED lighting, Nest climate control, built-in USB ports

Some furniture remaining in the suite is available for sale, all new in late 2019. Smoke-free, pet-free:

- Sofa bed (converts from L-shape to queen). Custom made in Canada. Feather & down cushions. \$2200 (original \$4200)
- 8' x 10' wool rug, hand made, purchased from Imperial Carpets. \$3900 (original \$6800)
- Samsung 70" 4K UHD Smart TV with full motion wall-mount, and Samsung Soundbar w/ Wireless Subwoofer. \$2100 (original \$4100)
- Dining table, expandable, with 6 chairs. \$300 (original \$800)
- Sofa in sunroom. \$300 (original \$1000)
- Casper double mattress in 2nd bedroom. \$400 (original \$1400)
- Casper king mattress in master bedroom. \$900 (original \$1900)
- Orthoceras Fossil Tower. Rare size/weight. 6 feet tall and over 120lbs. From Morocco, contains fossilized cephalopods from 350 million years ago. \$3200 (original \$3200)

ROOM DETAILS

Living Room

- Custom walnut built-in media wall with 74" Dimplex Ignite electric fireplace
- Recessed space for 75" flat screen TVs and audio bar
- Built-in HDMI and power outlets cord management
- Six drawer storage
- Built-in media storage
- Spot-lit display niche
- Recessed ceiling mood lighting, dimmable
- Built-in display cabinet with five adjustable glass shelves and LED lighting

Dining

- Adjustable LED five light chandelier over dining table
- Seats 6-8 comfortably

Bar

- Built-in LED top-lit granite counter and backsplash bar and cabinetry
- Six drawer storage
- 24 bottle wine storage
- Three cabinets and three shelving wine glass storage

Sunroom

- Sunroom with three windows overlooking Humber River, Grenadier Pond
- Built-in bookshelves with electric sockets
- Built-in games cabinet
- LED wall sconces

Kitchen

- Upgraded stainless steel KitchenAid appliances throughout
- Oven wall with 30" built-in microwave & convection oven, oven, and warming drawer
- Vertical tray shelving above oven wall
- Nine cabinet drawers, with recessed pulls, and soft-closing mechanism
- Built-in teak cutlery insert
- Spice jar drawer
- Pantry with seven pull out drawers, and soft-closing mechanism
- Secondary pantry with six adjustable shelves
- 13 cupboards with adjustable shelving, and soft-closing mechanism
- Built-in garbage can
- Pull-out oil and condiment drawer
- 30" deep-basin undermount sink with built-in soap dispenser, and dual-spray faucet
- Upgraded high-efficiency, low-decibel dishwasher with Wash-Pro
- Built-In 42" side-by-side stainless steel refrigerator with ice and water dispenser
- Built-in custom range hood with 1000 CFM ventilation fan
- 36" touch-activated induction 5 zone cooktop, and 2 bridge zones
- Ceiling height full width quartzite countertop and backsplash, with waterfall countertop
- Undercabinet LED lighting and 2-zone dimmable LED task and ceiling lighting

ROOM DETAILS

Office

- Built-in office with storage cabinets, drawers, and shelves
- Built-in printer slide-out cabinet
- Black matte pin board
- Custom built wall-recessed doors
- Built-in cable management
- LED lighting

Master Bedroom

- Custom built-in seating bench with custom upholstered cushion with two drawers and lower shoe storage with LED lighting
- Wall mount mirror
- Custom built 6-door double-hang clothes closet with automatic LED backlighting
- Custom built-in king size podium bed with four large pull out dresser drawers
- 2 x 2 drawer floating bedside tables, with built-in electrical outlets and USB ports
- 2 LED pendant fixtures
- Custom wall-to-wall 16-panel fabric headboard and vertical walnut wood feature, with three adjustable LED lights
- Built-in desk with four drawers, and three-door cabinet, undermount LED lighting, and wire management

Master Bath

- His & her master bath with separate undermount sinks and Quartzite countertop
- Dual-flush toilet
- Stainless steel fixtures throughout
- Each sink cabinet has 2 pull-out storage drawers with built-in dividers, and cabinet with adjustable drawer
- Storage under floating sink cabinets
- Two recessed full-mirror medicine cabinets with adjustable glass shelves and LED lighting
- Linen closet with 6 adjustable shelves
- Two self closing pocket doors separating the his & hers area
- Double wide closet with dress and led bar, and 8 adjustable shelves and 6 pull out drawers
- Built-in floor mounted digital safe
- Walk in 6' shower with rain head feature and adjustable wall mount shower head
- Built-in recessed shampoo shelving with three shelves
- 6-foot wide imported Italian wall and floor tile
- Built-in shower with granite bench
- Panasonic high velocity vent with auto-timer

ROOM DETAILS

2nd Bedroom

- Custom built-in double bed with two full-span under-bed storage cabinets
- Electrical sockets with built-in USB ports
- Custom flush cabinetry with three tall cabinets, hanging, and six adjustable shelves
- Three upper cabinets with adjustable shelves
- High-end soft closing pocket door

Laundry

- Full size laundry room with built-in cupboards and shelving
- Granite countertop, with LED lighting
- Full-size side-by-side Maytag washer and dryer
- Timer ventilation fan

Hallway

- 2 recessed artwork niches
- Built-in double-height coat closet, with floor length mirror
- Built-in shoe closet with 7 adjustable shelves
- Built-in display niche with lower cabinet and adjustable drawers and LED backlighting
- Custom built cabinet for access to HVAC and filtration

Powder Bath

- Custom cabinet with waterfall and 2 pull out drawers, with dividers
- LED backlit mirror
- Dual-flush toilet
- LED triple-light pendants
- Chrome towel and toilet paper holder
- Floor to ceiling wall-to-wall single piece 6-foot wide imported Italian wall and floor tile

Other Features

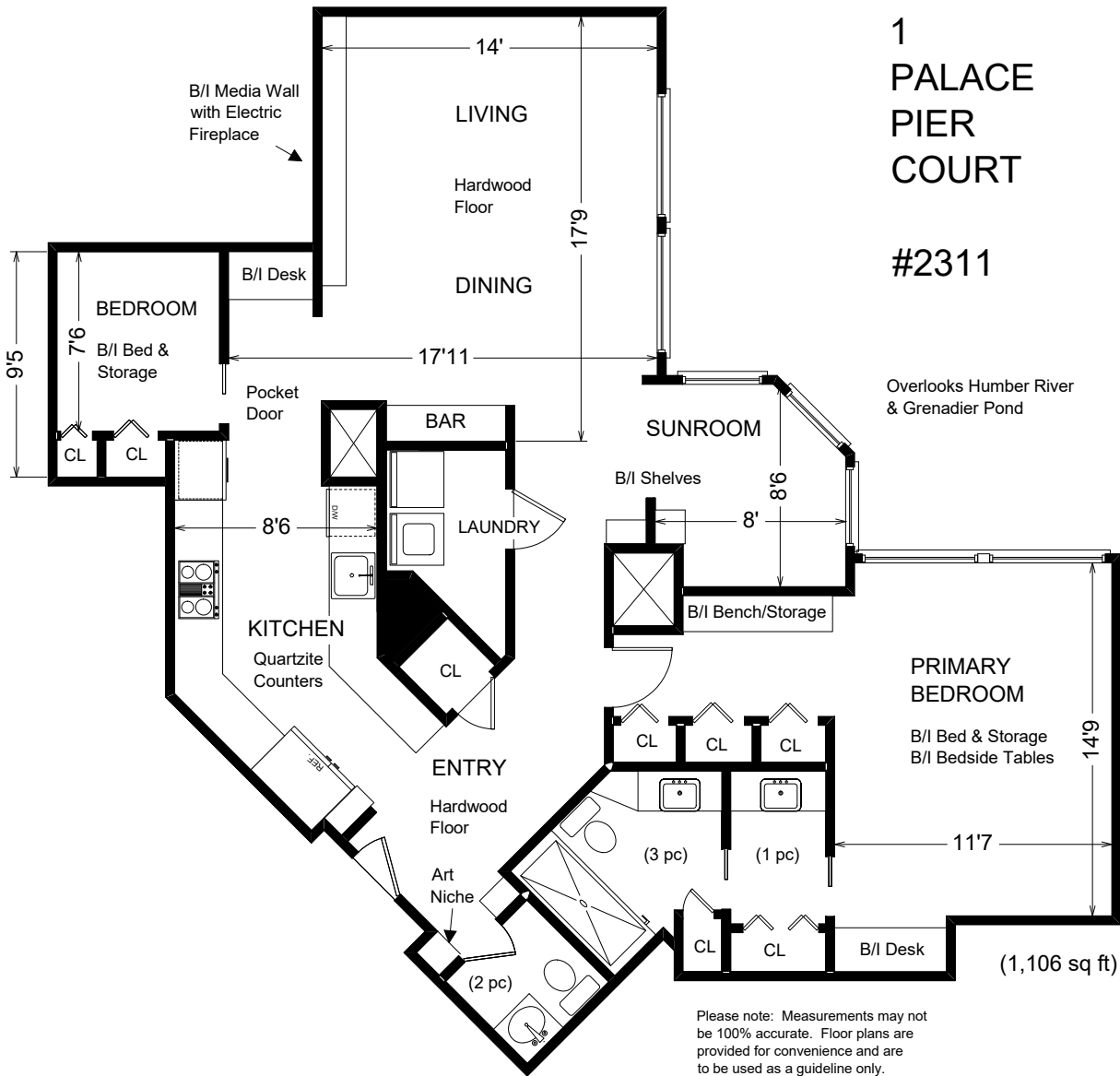
- Lutron dimmable and programmable high-efficiency led pot lighting throughout the condo. Features 87 pot lights, plus dimmable wall sconces, art spots, chandeliers, and pendants
- Custom Lutron Remote control smart shades in living room and dining room, and master bedroom. Master bedroom has black out blinds.
- All Lutron lights, switches, and shades operable by wall switch, smart phone, or compact remote control
- Nest heating and central air smart control
- Brand new security alarm control, PA speaker, smoke detector, and carbon monoxide detector
- New plumbing throughout
- 6" wide hardwood floor with upgraded under padding throughout (except in bathrooms and laundry room)
- 1 parking included
- \$335,000.00 in remodelling and upgrades. New floorpan. No other similar 11 unit in Palace Place





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 brand new women's and men's spas, a squash court, a racquetball court, a sauna room, an indoor pool, a recreation room, and a rooftop lounge.







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PALACE PLACE, 1 PALACE PIER COURT, SUITE 2311

- Maintenance Fees: \$986.40
- Taxes: \$2,596.72 / 2021
- 1 Parking Spot: 207B



DALINDA TEAM

TOP 1% IN CANADA & #1 IN HUMBER BAY SHORES!

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*Top 1% in Canada, such achievement has been based on the gross, closed commissions that had been collected by the Dalinda Team in 2019 from Royal LePage.

**The #1 Top Selling Realtor in Humber Bay Shores (W06, Condos), such achievement has been based on the total combined units and the total selling dollar volume that had been sold from January 1, 2017 to December 31, 2019 from TREB MLS data that had been analyzed by independent third party, RE Stats.