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#1 TOP SELLING REALTOR HUMBER BAY SHORES

PALACE PLACE, SUITE 1503

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.

Modern living amplified

Suite 1503 is a breathtaking condominium residence, with approximately 1,985 square feet of living space, 2-bedrooms, and the most enchanting views of the lake, the city skyline, and High Park.

Visually, Palace Place soars into Toronto's skyline with 47-storeys that have been enclosed in a spectacular glass facade, but the magic of Palace Place starts with its history and construction.

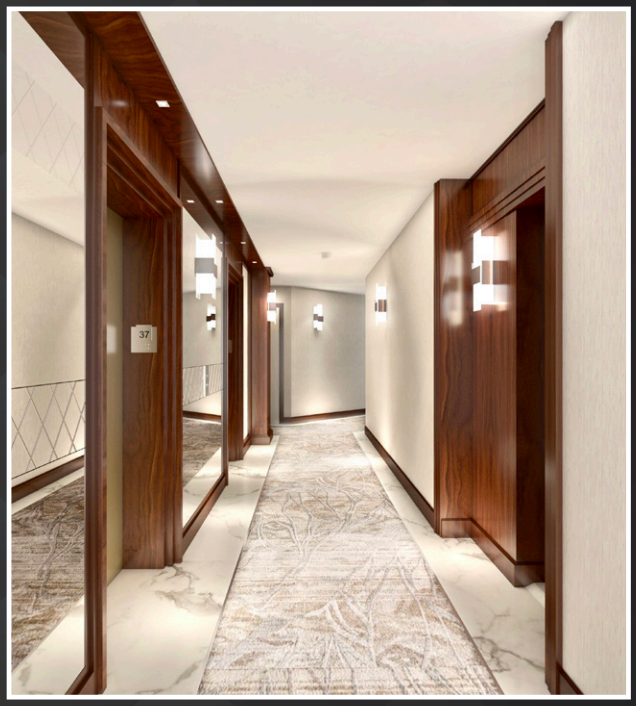
Completed in 1993, at a record $200-million, Palace Place was built by Bramalea Limited, Canada's largest builder at the time. Palace Place is not "the second Pier" or "the South tower," it was built to set a standard and example for condominiums in Canada.

From its caisson foundation that garnered headlines from around the world to its unique curtain wall enclosure, the construction of Palace Place bears no equal.

The community of Palace Place is made up of 504 suites and currently 1,021 residents. Of note, Palace Place is one of the few condominiums in Toronto that consists of a majority of owner occupants, lending to a very involved and dedicated ownership that volunteer their vast expertise on our committees and very proactive Board. Such collective efforts have led to 4 consecutive years of 0% fee increases, with a recent, modest, and below inflation 1.5% increase, numerous energy efficiencies, saving the Corporation hundreds of thousands of dollars, well negotiated cable and Internet agreements, proactive maintenance, and recent property valuation of $1,138 per square foot. The directors of Palace Place keep up with new developments in the condo area through research on websites, articles, and via the Humber Bay Shores community association, of which Palace Place was a founding member. Palace Place prides itself in ensuring frequent communications to owners. This is done by sending regular Board and management reports, Minutes of all Board and Committee meetings, including monthly financial statements, and holding special town hall meetings. The Palace Place community is also made up of some 40 loyal, hardworking staff members, many of whom have served the community for over a decade, which speaks to the positive and supportive work environment offered at Palace Place.

Palace Place was also recognized for its prompt and proactive efforts to protect its residents and staff during the pandemic crisis, creating policies that quickly became a standard in the condominium community.

Palace Place defines luxury from offering high-end finishes and appointments to a full spectrum of all-inclusive services that include a private shuttle service, valet parking, and one of the only condominiums in Toronto to offer Les Clefs d'Or concierge services, the same service that you would find on a visit to the Four Seasons. This service manages the day to day requests of our residents, including event and travel planning, lifestyle services, relocation assistance, and entertainment arrangements, backed by a network of contacts to look after our residents' every need.

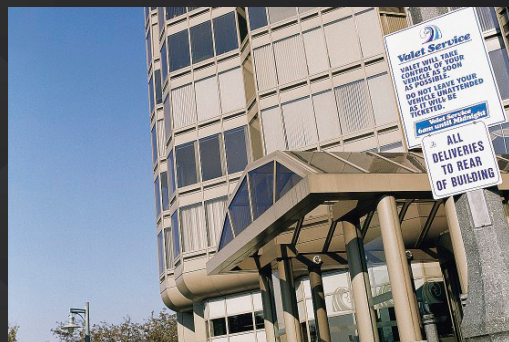


Situated on 5-acres of lush, landscaped grounds at the mouth of the Humber River, Palace Place offers the most enchanting forever views of the lake and city skyline from sunrise to sunset.

In 2021, Palace Place made a strategic financial investment to increase the building electrical system capacity to support an Electronic Vehicle Charging Infrastructure initiative that will provide EV charging to residential parking spots. Phase 1 of the initiative will provide EV charging stations for 80 vehicles, with scalable infrastructure that will allow for more capacity as more residents move to electric vehicles. This green initiative is one of the many innovative ways that Palace Place looks to reduce its carbon footprint.

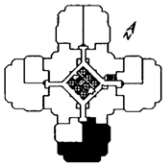
In 2022, led by renowned celebrity designer Ramsin Khachi (Marilyn Denis Show) and Folio Interiors, Palace Place will embark on a $3.8-million fully-funded refurbishment of its hallway corridors. This major project will make use of new technologies to maximize design, comfort, and energy efficiency while reducing maintenance.

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.



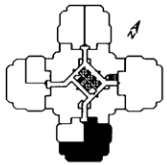
Suite 03 - 1985 Sq. Ft.

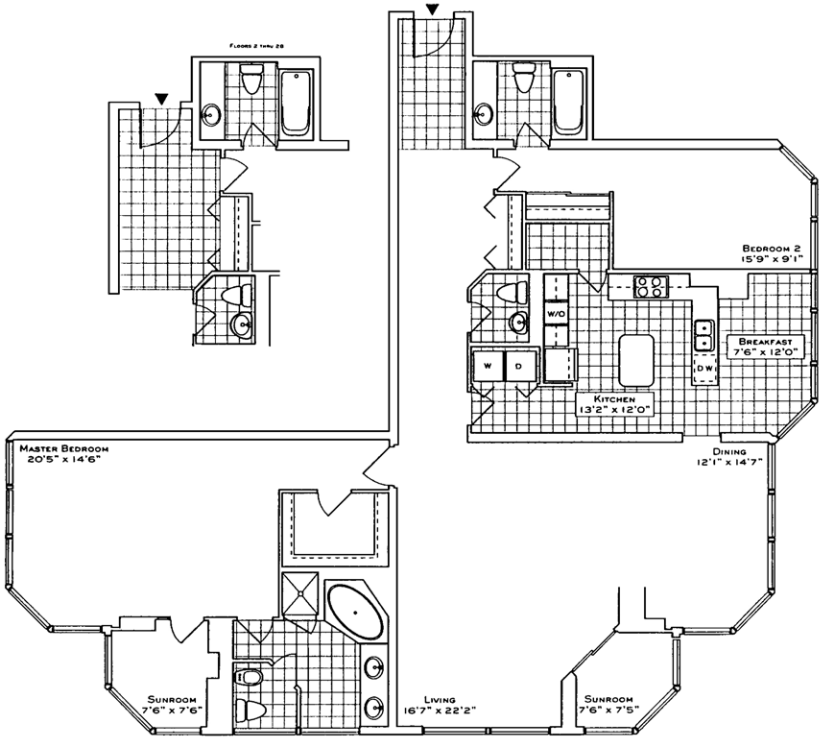
(Floors 2 thru 28)



Suite 03 - 2028 Sq. Ft.

(Floors 29 thru 44)





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Top 1% in Canada & #1 in Humber Bay Shores!

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Written, produced, and presented by Luke Dalinda
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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 2018, 2019, and 2021 from Royal LePage for teams of 5 or under.
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, 2021 from TREB MLS data that had been analyzed by independent third party, RE Stats.*The #1 Top Selling Realtor at Palace Place, such achievement has been based on the number of sales that had been sold from 2010 to 2021 from TREB MLS data.