

HEARTHSTONE BY THE BAY

3 MARINE PARADE DRIVE, SUITE 1802



PRESENTED BY LUKE DALINDA



DALINDA.COM







HEARTHSTONE BY THE BAY

3 Marine Parade Drive is a 21-storey retirement condominium residence that consists of three levels of elegantly appointed assisted living amenities that include a dining room, a pub, a well-equipped fitness room, a resistance spa pool, a movie theatre, a library, a games room, an internet lounge, and a wellness centre that offers a full spectrum of health care services, including doctor visits, massage therapy services, aesthetics, chiropodist/foot care services, and a hair salon.

Housekeeping and handyman services are also available, and all suites come with Emergency Monitoring Units (EMU) that at the push of a button summon onsite help to your location.







RETIREMENT LIVING REDEFINED

Suite 1802 is a captivating, spacious retirement condominium residence, with approximately 1,170 square feet of living space, 2+1-bedrooms, 2-full baths, 2 balconies, quality finishes, and sweeping waterfront vistas framed by the glittering city skyline to the east and the shimmering blue waters to the west.



































THE HANDPICKED CHARM OF SUITE 1802



A collaboration between Thelma Leadbeater and Davies Smith Developments

What makes Suite 1802, fondly known as “The Montgomery,” so exceptional is its unique history as one of the first suites that had been purchased at Hearthstone by the Bay by Thelma Leadbeater.

Working closely with Davies Smith Developments, Thelma had carefully selected this suite for its unparalleled layout, thoughtful design, and breathtaking views. Perched on the 18th floor, Suite 1802 strikes a perfect balance. It is high enough to clear any neighbouring buildings but not too high to miss out on the lush parklands below, while still being able to fully experience the immersive city and water views. Unlike the higher floors, the 18th floor is also less susceptible to high winds, which means more enjoyment of the two balconies.

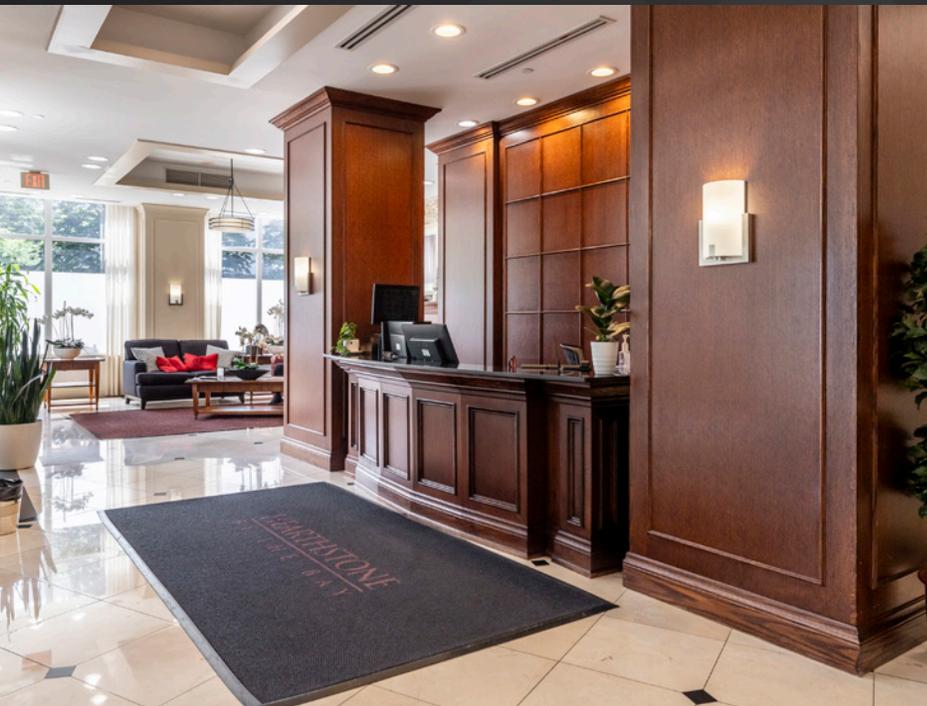
These were the criteria that meant most to Thelma.

Thelma had also convinced the builder to make a few layout tweaks to make better use of the space by opening up what was a closed off solarium, allowing the living and dining room to fully embrace the majestic views. These modifications were done during original construction, making this suite that much more rare and special.

Thelma’s journey to secure Suite 1802 was featured in the Toronto Star in 2006.

As Thelma had summed up best, “It was one of the nicest moments when I realized I could buy this new place.”









FEATURES

- **One prime parking space and once prime locker are included**
(Please contact us for the special information binder detailing all the services and amenities)
 - **Condo fees:** \$1,139.15 per month
 - **Hearthstone Basic Service Package (Mandatory):** \$2,173.59 per month*
(Includes 4-hours of housekeeping and a \$288.31 meal credit)

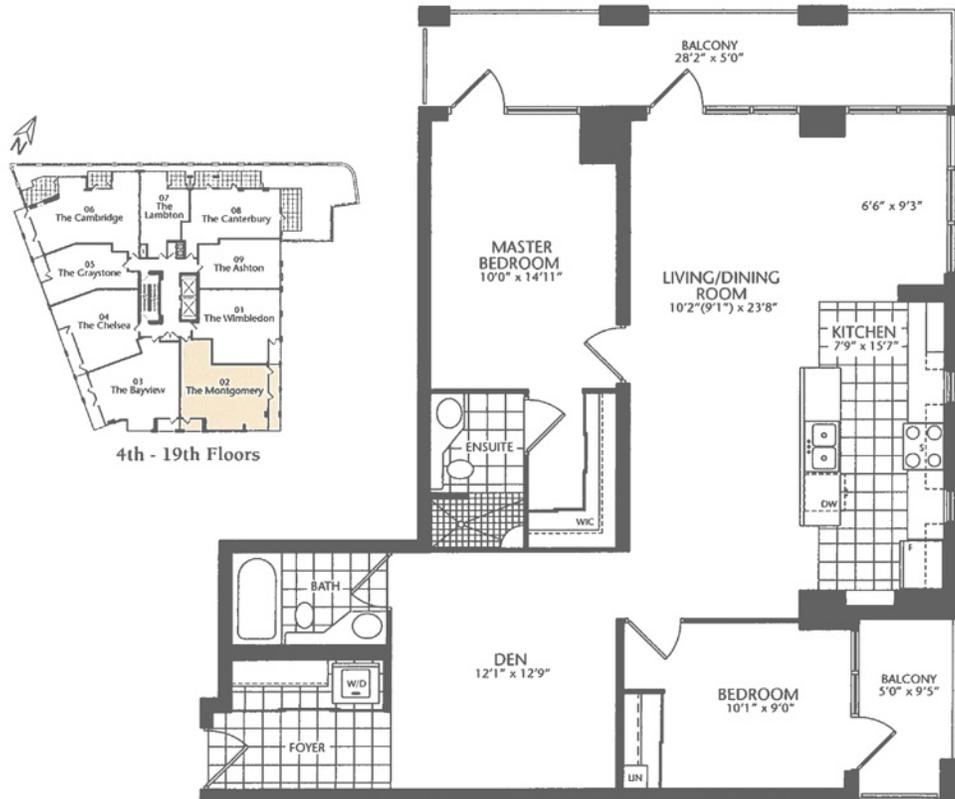
*For those units with two occupants, a second occupant fee will apply
 - **2025 Final Tax Bill:** \$4,260.59
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FLOORPLANS

The Montgomery

Floorplan with dimensions

Two Bedroom Plus Den - 1170 Sq. Ft.



PLANS AND SPECIFICATIONS MAY CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. ALL ILLUSTRATIONS ARE ARCHITECT'S CONCEPT. E. & O.E.

FLOORPLANS

The Montgomery

Decorated floorplan

Two Bedroom Plus Den - 1170 Sq. Ft.



PLANS AND SPECIFICATIONS MAY CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA. ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O.E.



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For more photos and details go to:

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

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 2017 to December 2024 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 2024 from TREB MLS data.