



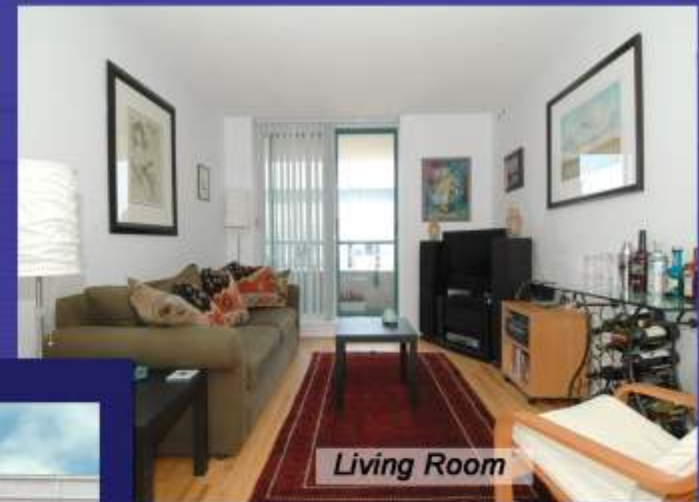
Exercise Room



East View



Balcony



Living Room



Lobby



Kitchen



*1829 Queen Street East
Unit 409*



Bathroom



Party Room



Living / Dining Room



Kitchen



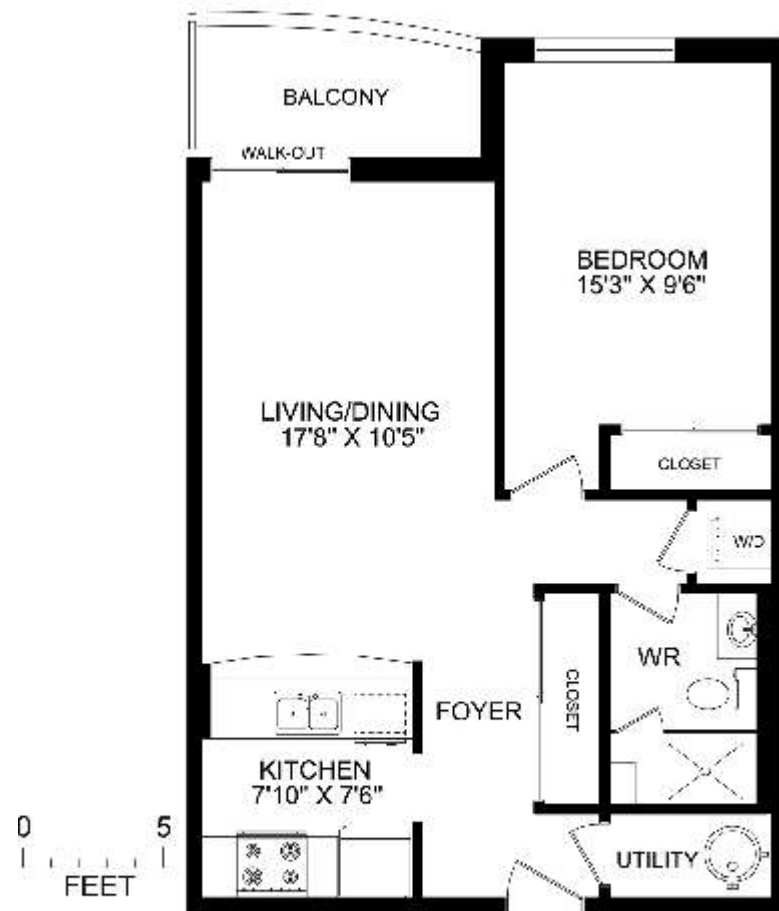
Party Room



Bedroom

1829 Queen Street East # 409

Comfortable, Convenient and Cozy Condo !



TRUPLAN
AUGUST-07
416 573 2096
E & O.E.

612 SQUARE FEET

Floor plan, measurements and area may not be 100% accurate.
Area is as per the builder's plan.

www.inthebeach.com

Virtual Tour and More Photos: <http://www.inthebeach.com>

Royal LePage Homeward

Brokerage, Independently owned and operated

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Building Features :

- * Well constructed by the Pemberton Group, and well maintained by Orion Management.
- * Spacious entry **Lobby**, with side-by side North front doors. Passage to South back door.
- * Four visitors' parking spots are at back. Extra public parking is cheap (\$3 overnight).
- * Residents' parking is all underground. Residents' individual lockers are also underground.
- * The 2nd floor has a large well-equipped **Exercise Room** (with wide balcony) on its North side, and an enormous **Party Room** on its South side (with a huge open terrace for summer tans).
- * There are 2 elevators for only 4 floors ! Lobby security cameras connect to each Unit's TV.

General Features of Unit 409:

- * It is on the prestige top, or **Penthouse**, floor. It is near the elevators, but not opposite them.
- * The Unit has a building-connected Security system with its own front-door coded pad.
- * Guests can buzz in at the Building's front door, which connects them to the Unit's telephone.
- * The owner can control temperature of the in-Unit furnace and air conditioner. (The costs of heating, cooling, light, water & security system are all included in monthly maintenance fees.)
- * The Unit's parking spot is convenient to the elevators. Its 9.4 ft x 5 ft locker is extra-large.

Foyer Features :

- * The front door entry area has a hardwood floor. The **Utility Room** has some built-in shelves.
- * The Foyer has a huge **coat closet**, with double mirrored doors. Half is now used as a pantry.

Living Room / Dining Room Features :

- * This is a large and bright open-plan area. The hardwood oak-strip floor is an upgrade.
- * The North-facing slide-open, walk-out door to the Balcony has vertical window blinds.
- * The **Balcony** has great tree-top views East, North & West. BBQ-ing is permitted here !

Kitchen Features :

- * Above the curved **Breakfast bar** are overhead cabinets for extra storage. Hardwood floor.
- * Appliances are G E Fridge, Stove with range hood and built-in Dishwasher. Double sink.

Master Bedroom Features :

- * Big **closet** has double mirrored doors. Broadloom Carpet. Window has vertical blinds.
- * **3-piece Washroom** has a customized double-width shower. The faucets are also upgraded.
- * Between Bedroom & Washroom is the **Laundry** closet, with its stacked washer & dryer.