

2045 Lake Shore Blvd. W #4307

Palace Pier

Foyer		<ul style="list-style-type: none"> ➤ Marble Floor ➤ Double Door Entry ➤ Guest Coat and Shoe Closet ➤ Large Shelved Storage Closet ➤ Recessed Skylight-like Lighting ➤ Pot Lights ➤ Wainscotting & Crown Moulding
Living Room	26' x 26' 7.92m x 7.92m	<ul style="list-style-type: none"> ➤ Electric Fireplace ➤ East & South Views ➤ View of Lake Ontario ➤ Crown Mouldings ➤ Dimmable LED Pot Lighting ➤ Automatic Blinds ➤ Custom-Built Bookcases and Storage Cabinets ➤ Built-In Lighted Storage Unit with Glass Shelving ➤ Marble Floor ➤ Floor-to-Ceiling Picture Windows
Wet Bar		<ul style="list-style-type: none"> ➤ Quartz Countertops ➤ Glass Shelving for Liquors ➤ Tiled Floor ➤ In- and Under-Cabinet Lighting ➤ Mirrored Backsplash
Kitchen	19'5" x 12'3" 5.92m x 3.73m	<ul style="list-style-type: none"> ➤ Open to Dining Area ➤ Two Large Built-Ins Pull-Out Pantries ➤ Lighted Display Cabinets ➤ Large Centre Island ➤ Black Quartz Countertops & Centre Island with Cooktop
Dining Room	20'6" x 14'6" 6.22m x 4.39m	<ul style="list-style-type: none"> ➤ Open to Kitchen ➤ East View ➤ Crown Moulding ➤ Pot Lights ➤ Built-In Wall Speakers ➤ Dimmable LED Lighting & Large Crystal Chandelier ➤ Electronic Blinds ➤ Marble Floor ➤ Wainscotting ➤ Floor-to-Ceiling Picture Windows
3-Piece Main Washroom		<ul style="list-style-type: none"> ➤ Custom Vanity with Quartz Countertop ➤ Heated Mirror & Electrical Outlets ➤ Dimmable Pot Lights ➤ Tiled Flooring and Shower Walls

Oak-Panelled Library	20' x 19' 6.10m x 5.79m	<ul style="list-style-type: none"> ➤ West Views ➤ LED Potlights ➤ Track Lights ➤ Electronic Blinds ➤ Built-In Desk ➤ Freestanding Bookcase
Primary Bedroom	19'9" x 19'1" 6.05m x 5.82m	<ul style="list-style-type: none"> ➤ South and West Views ➤ View of Lake Ontario ➤ Dimmable Pot Lights ➤ Broadloom ➤ Electronic Blinds ➤ Built-In Wall of Drawers ➤ Two Walk-In Closets ➤ Sunroom ➤ Floor-to-Ceiling Windows
5-Piece Ensuite		<ul style="list-style-type: none"> ➤ Dimmable Potlights ➤ Glass Enclosed Stall Shower ➤ Toilet ➤ Spa Tub ➤ Double Sink ➤ Heated Tile Floor ➤ Custom Designed Built-In Vanities & Drawers
Second Bedroom	17'5" x 11'7" 5.31m x 3.53m	<ul style="list-style-type: none"> ➤ East View ➤ Remote Control Dimmable Pot Lights ➤ Broadloom ➤ Double Closet
3-Piece Ensuite		<ul style="list-style-type: none"> ➤ Shower Stall ➤ Toilet ➤ Sink ➤ Tile Floor
Laundry Room		<ul style="list-style-type: none"> ➤ Sink ➤ Quartz Countertops ➤ Built-In Custom Storage ➤ Pot Lights ➤ Tile Floor
AV System		<ul style="list-style-type: none"> ➤ 5 TVs, Music Server, Apple TV, Sonos, Audio Through Speakers in All Principal Areas ➤ RTI Control Unit Managing the Interface Between the RTI Remote Controls and All the AV System Components ➤ Apple TV and Sonos Can Be Managed via iPhone, iPad, or RTI Remotes ➤ Denon Audio Amplifier Providing Surround Sound to Library ➤ Rotel Audio Amplifier and Distributor Providing Surround Sound to Living Room as Well as Audio to Primary Bedroom, 2nd Bedroom, and Kitchen

Additional Information

Inclusions

- 2 Sub-Zero Freezer Drawers
- Sub-Zero Refrigerator
- Wolf Stove
- 2 Wolf Ovens
- Wolf Microwave
- Miele Dishwasher
- Wolf BBQ (counter)
- Wolf Steamer
- Wolf Warming Drawer
- Sub-Zero Wine Refrigerator & 2 Refrigerated Drawers
- Miele Washer & Dryer
- Electronic Blinds & Remote
- Pot Lights
- Crystal Chandelier
- Crystal Wall Sconces
- AV System & STVs

Exclusions

- 4 Side Panels in Living Room
- Dining Room Fixtures
- Wet Bar Fixture
- "His" Closet Fixture

Legal Description

- YCC / 382

Heating/Cooling

- Water/Gas
- Central Air

Maintenance Fees

- \$3,845.90 per month
- Includes:
 - Heat
 - Hydro
 - Water
 - Cable
 - Central Air
 - Common Elements
 - Building Insurance
 - Parking & Guest Parking
 - Bell Fibe TV
 - Bell Super-High Speed Internet
 - Valet Parking for Owners & Guests

Taxes

- \$7,602.18 per annum (approx.) (2023)

Parking/Locker

- 2 Parking Spaces
 - Known as: 1B-227 & 1B-228
 - Level A-94 & A-95
- 1 Exclusive-Use Locker
 - Known as Level 3B-49

Possession

- 30-60 Days / TBA



Building Amenities

- Pool Indoor
- Sauna
- Tennis & Squash Court
- Table Tennis Room
- Concierge
- Rooftop Deck
- Guest Suites
- Library
- Visitor & Valet Parking
- Games Room
- Club Party Room
- Meeting Room
- Billiards Room
- Putting Green & Golf Practice Cage
- BBQ Area
- Convenience Store

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources that we believe are reliable, but for which we assume no responsibility