

Welcome To

# *480 Queen's Quay W. #403*

Foyer	17'9" x 6'10" 5.41 x 2.08m	<ul style="list-style-type: none"> <li>• Double Door Entry</li> <li>• Double Closet</li> <li>• Marble Tile Floors</li> <li>• Pot Lights</li> <li>• Tray Ceiling</li> </ul>
Powder Room		<ul style="list-style-type: none"> <li>• 2-Piece</li> <li>• Pedestal Sink, Toilet</li> </ul>
Living Room	25'6" x 23'5" 7.77 x 7.14m	<ul style="list-style-type: none"> <li>• Marble Tile Floors</li> <li>• Floor-to-Ceiling Windows Spanning the Width of the Room</li> <li>• Track Lights</li> <li>• Crown Mouldings and Baseboards</li> <li>• Walk-Out to Large Balcony</li> <li>• Unparalleled South-West Views of Lake and City Skyline</li> </ul>
Dining Room	15'3" x 12'3" 4.65 x 3.73m	<ul style="list-style-type: none"> <li>• Separate</li> <li>• Marble Tile Floors</li> <li>• Floor-to-Ceiling Windows</li> <li>• Mirrored Wall of Built-Ins</li> <li>• Crown Mouldings and Baseboards</li> <li>• Unparalleled South-West Views of Lake and City Skyline</li> <li>• Walk-Out to Large Balcony</li> </ul>
Kitchen	14'1" x 12'9" 4.29 x 3.89m	<ul style="list-style-type: none"> <li>• Updated</li> <li>• Centre Island</li> <li>• Granite Counter-Tops and Tile Backsplash</li> <li>• Mirrored Backsplash</li> <li>• Under Cabinet Lighting</li> <li>• Stainless Steel Double Sink</li> <li>• Track Lights</li> <li>• Tray Ceiling</li> <li>• Marble Tile Floors</li> <li>• French Doors</li> </ul>

Den/Guest Bedroom	21'3" x 13'8" 6.48 x 4.17m	<ul style="list-style-type: none"> <li>• French Doors</li> <li>• Built-In Bookshelves and Cabinets</li> <li>• Track Lights</li> <li>• Broadloom</li> <li>• Baseboards</li> <li>• Floor-to-Ceiling Windows Offering West Views</li> </ul>
Primary Bedroom Suite	17' x 13'8" 5.18 x 4.17m	<ul style="list-style-type: none"> <li>• Walk-In Closet</li> <li>• Broadloom</li> <li>• Crown Mouldings and Baseboards</li> <li>• Track Lights</li> <li>• Floor-to-Ceiling Windows Offering West Views</li> <li>• Vanity with Sink with Built-In Storage</li> </ul>
Primary Washroom		<ul style="list-style-type: none"> <li>• 4-Piece Ensuite</li> <li>• Separate Glass Enclosed Shower Stall</li> <li>• Bathtub with Step-Up and Tile Surround</li> <li>• Vanity with Sink with Built-In Storage</li> <li>• Tile Floors</li> </ul>
Second Bedroom	13'7" x 13'7" 4.14 x 4.14m	<ul style="list-style-type: none"> <li>• Double Mirrored Closet</li> <li>• Broadloom</li> <li>• Crown Mouldings and Baseboards</li> <li>• Floor-to-Ceiling Windows Offering West Views</li> </ul>
Semi Ensuite		<ul style="list-style-type: none"> <li>• 3-Piece</li> <li>• Vanity with Single Sink and Built-In Storage</li> <li>• Tile Floors</li> <li>• Toilet, Glass Enclosed Shower</li> </ul>
Laundry Room	11'7" x 8' 3.53 x 2.44m	<ul style="list-style-type: none"> <li>• Built-in Shelves</li> <li>• Tile Floor</li> </ul>
Balcony	11'8" x 8'8" 3.56 x 2.64m	<ul style="list-style-type: none"> <li>• South-West Exposure</li> </ul>

*Additional Information*

Legal Description	<ul style="list-style-type: none"> <li>• MTCC 781</li> <li>• Level 3, Unit 3</li> </ul>
Property Taxes	<ul style="list-style-type: none"> <li>• \$10,350.23 per annum (2024)</li> </ul>

Inclusions	<ul style="list-style-type: none"><li>• GE Refrigerator</li><li>• GE Oven</li><li>• Inglis Stove-Top</li><li>• GE Microwave</li><li>• Allure Fan</li><li>• Dishwasher</li><li>• Maytag Washer and Dryer</li><li>• Electric Light Fixtures</li><li>• Broadloom Where Laid</li><li>• Window Coverings</li></ul>
Parking/Locker	<ul style="list-style-type: none"><li>• One Deeded Underground Parking Spaces</li><li>• Known As Level A, Unit 50 (P0 94)</li><li>• Exclusive Use of One Out-of-Suite Storage Locker</li><li>• Known As Locker #26</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>• \$2,433.37 per month</li><li>• Includes: Water, Common Elements, Building Insurance and Parking</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>• Electric Baseboard Heating</li><li>• Central Air Conditioning</li></ul>
Possession	<ul style="list-style-type: none"><li>• 30 Days/To Be Arranged</li></ul>
Building Amenities	<ul style="list-style-type: none"><li>• 24-Hour Concierge</li><li>• Tennis Courts</li><li>• Fully Equipped Gym</li><li>• Indoor Saltwater Pool</li><li>• Whirlpool</li><li>• Saunas</li><li>• Recreation Room</li><li>• Two Sun Decks with BBQ Area</li><li>• Golf Driving Range</li><li>• Onsite Property Management and Superintendent</li></ul>

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