

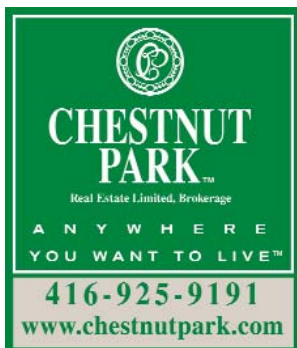
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## Welcome to 500 Queens Quay Suite 901W



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Welcome to 500 Queens Quay #901

Thank you for coming to view this exceptional Sub Penthouse. This spacious 2509 sq. ft suite is ideal for those downsizing from a large home or for those who already love the condominium lifestyle and enjoy entertaining.



Grand double entry doors lead you into the gracious tiled Foyer, with a built-in wall unit and a double coat closet. The suite is divided by a formal layout with public and private quarters. To the right, the corridor opens up into spacious open concept Living, Dining and Family Room which are ideal for those who love to entertain. Hardwood floors, panoramic windows, a gas fireplace and custom built-in cabinets create a warm and inviting space to enjoy with friends and family. From the Living Room there is a walkout to a south facing 250sq ft terrace with a magnificent view of the waterfront, Music park and Toronto Island.

The generous and exceptional chef's Kitchen features all the "I wants"... granite countertops, Professional Series stainless steel appliances, a pass through window to the family room with breakfast bar, hardwood floors and a Butler's Pantry complete with built-in wine fridge, perfect for storing all those entertaining extras .

Occupying the opposite end of the corridor are the Private Quarters.

The large Master Suite has custom millwork for personal AV equipment and storage, a six piece Ensuite with granite counters, glass enclosed shower and double sinks, a large walk-in closet with custom built-ins, and an additional double closet, perfect for any designer wardrobe. There are two more generously sized Bedrooms, a lovely east facing balcony with lake view for morning coffee, plush carpet, ample storage and a second bath. All maintain a sense of privacy and openness.

**Foyer (5.81 x 1.82)**

- Built-in wall unit
- Double coat closet

**Living Room (9.50 x 5.41m)**

- Combined with dining and family room
- hardwood floors
- lakeviews
- walk out to 250 sq.ft terrace with panoramic views

**Dining Room (5.17 x 3.52m)**

- hardwood floors
- combined with living and family

**Family Room (9.50 x 5.41)**

- combined with living room
- gas fireplace
- wall of Built-in shelving and storage

**Kitchen (4.68 x 3.31)**

- professional series Stainless Steel appliances
- Granite counter tops
- pass through window
- hardwood floors
- Butlers pantry

**1st Bedroom (5.69 x 3.52m)**

- braodloom
- large double mirrored closet
- walkout to balcony

**2nd Bedroom (3.48 x 3.20 m)**

- large double closet
- broadloom

**Master Bedroom (3.73 x 2.21m)**

- 5pc ensuite bath
- oversized walkin closet & second double closet
- wall of built-ins (more shleving behidn the

**Terrace : (8' x 32)**

- Gas line for BBQ
- water line for gardening

**Inclusions:**

*Professional Series Stainless fridge, stove, dishwasher, microwave, wine fridge in antry, washer, dryer, electric light fixtures, window coverings central air conditioning*

**Taxes : \$8,443.00**

**Possession: 30-60 days, TBA**

**Exclusions:** *wall mounted TV's and branckets, wine fridge in laundry room*

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## 500 QUEENS QUAY WEST SUITE # 901



Full concierge service, two car parking, exceptional location, fitness facilities and three lockers complete this outstanding urban residence, proudly offered for sale at \$1,299,000.00.

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