

650 Queens Quay West, #203

Property HIGHLIGHTS

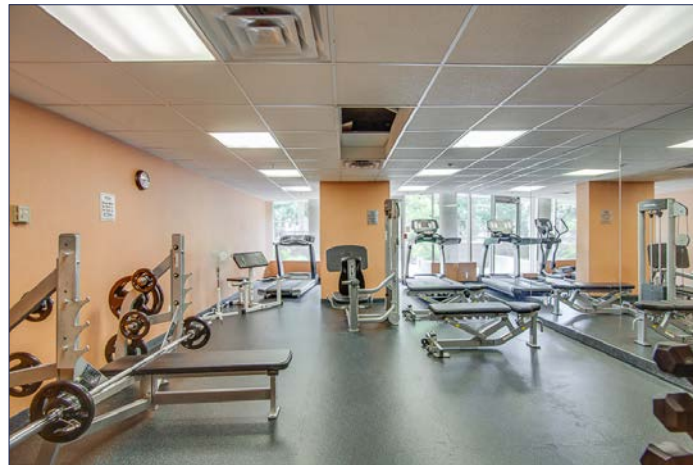
This 713 sf waterfront suite is located in an amazing, well-managed building with fantastic amenities. ALL utilities are included in the monthly maintenance fee (except internet/cable/phone of course).

There's a friendly 24-hour concierge service, two gym/workout rooms, a large meeting/party room and a smaller work/study room all on the ground level. The BEST amenity is the roof-top terrace with east, south and west views, seating areas and BBQs for residents to use.

The interesting layout of this suite offers several options. You could remove the sliding doors between the living room and the office to create a completely open, flowing space OR, leaving the doors in place, create a secondary sleeping area there. As you enter the suite, on the left is the den.

You could make this your office space or, add a door & wall to create a child's bedroom.

The owner currently (and has for 3 years) rents a parking space on P-1 for \$150/yr. This may be able to be continued for a new owner if they need parking for themselves. There is separate visitor parking on the P-1 level as well.



Real Estate Sales Rep at
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LIVE RIGHT BESIDE THE LAKE



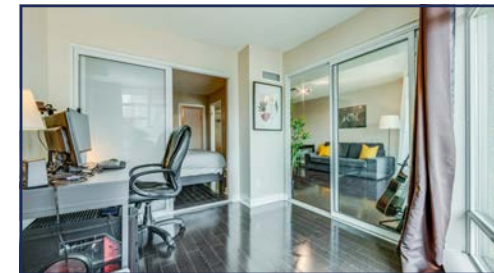
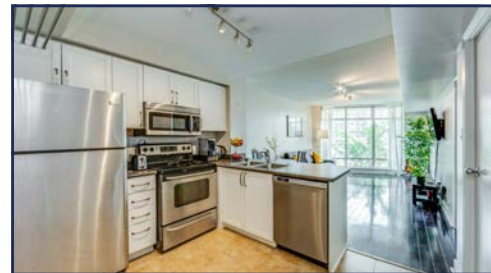
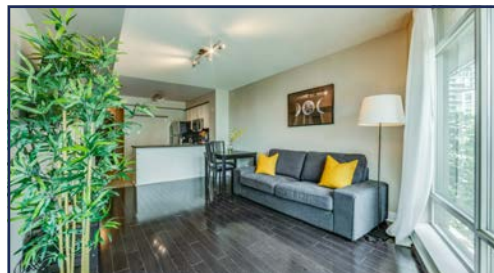
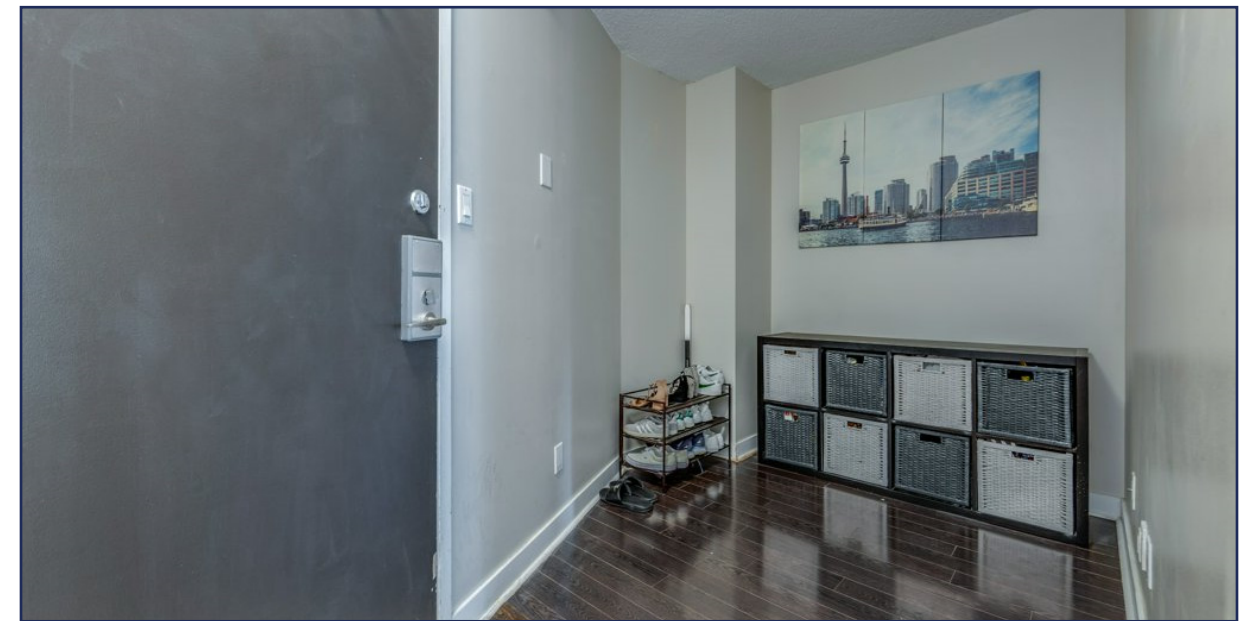
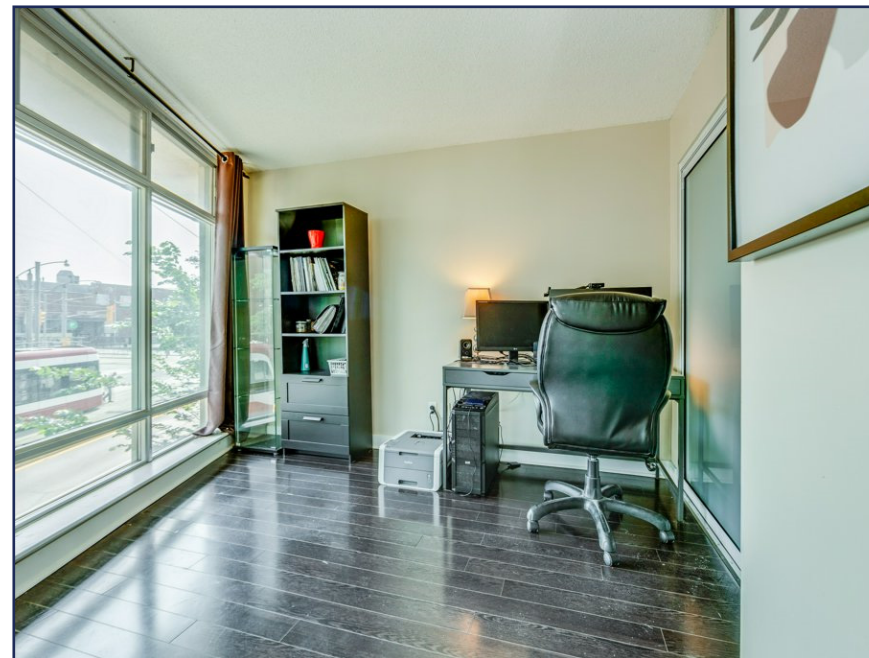
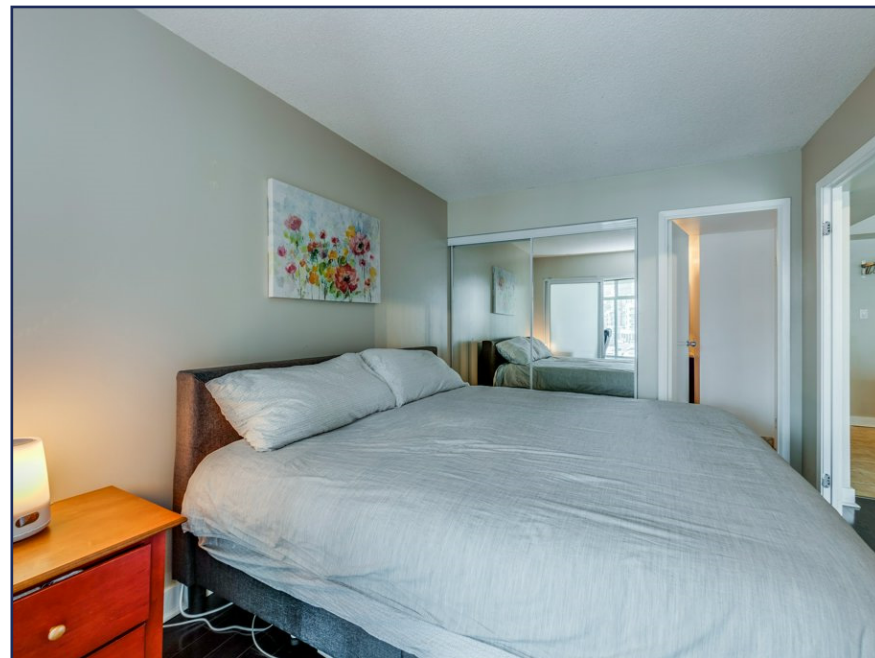
ENJOY LIVING IN THIS SPACIOUS 713 SF ONE + DEN SUITE ON TORONTO'S WATERFRONT

VIDEO = [TinyURL.com/AffordableWaterfrontCondo](https://tinyurl.com/AffordableWaterfrontCondo)

Floor PLANS = [TinyURL.com/650QQ-203FloorPlan](https://tinyurl.com/650QQ-203FloorPlan)

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Toronto's Real Estate Team - Thomas Cook
Sales Rep at RE/MAX Hallmark Realty Ltd Brokerage 647-962-1650



Best Price For A 1+Den+Office Suite

List Price
\$579,800

Suite Size

Spacious 713 sf with several layout options

Realty Taxes

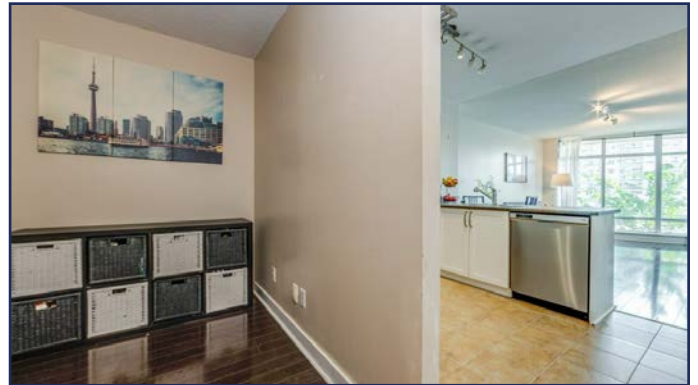
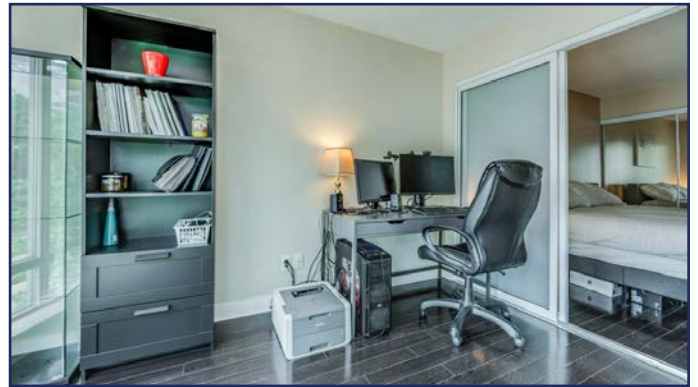
\$1,888 / year

Monthly Maintenance

\$611 includes ALL UTILITIES + locker

Parking

Rent a parking space for approx \$150 / mo



Main Floor Total Exterior Area 685.84 sq ft
Total Interior Area 616.53 sq ft



PREPARED: Aug 2021

Several room reconfigurations possible here



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