

GRAND HARBOUR, TOWNHOUSE 113

PRESENTED BY THE DALINDA TEAM



BREATHTAKING IS THE WORD THAT BEST DESCRIBES GRAND HARBOUR,
WHICH IS AN ARCHITECTURALLY RENOWNED, LUXURIOSLY
SPECTACULAR WATERFRONT CONDOMINIUM RESIDENCE CONSISTING OF
TWO BUILDINGS AND APPROXIMATELY THIRTY-NINE TOWNHOUSES.



A FUSION OF STYLE AND PRIVILEGE...

At the water's edge, Townhouse Suite 113 is a magnificent, Martha's Vineyard-inspired townhouse condominium residence, with approximately 3,200 square feet of living space, plus a magical, lush 900 square foot wraparound garden, and absolutely breathtaking water and marina views. The elaborate "Downsview" kitchen features Sub-Zero and Miele stainless steel appliances. The dramatic Master has a rare blue Quartz crystal fireplace and walkout to a deck, with panoramic water views. This townhouse was rebuilt with steel beam construction, soundproofing, and Smart home technology. There are 3-parking spaces, plus access to Grand Harbour amenities. No expense was spared to create this enchanting home on the lake!







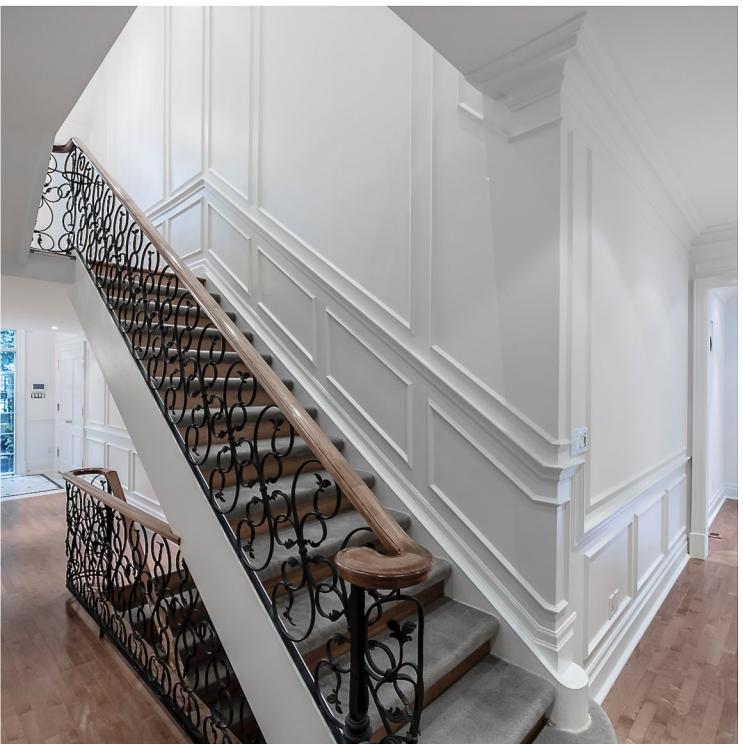
























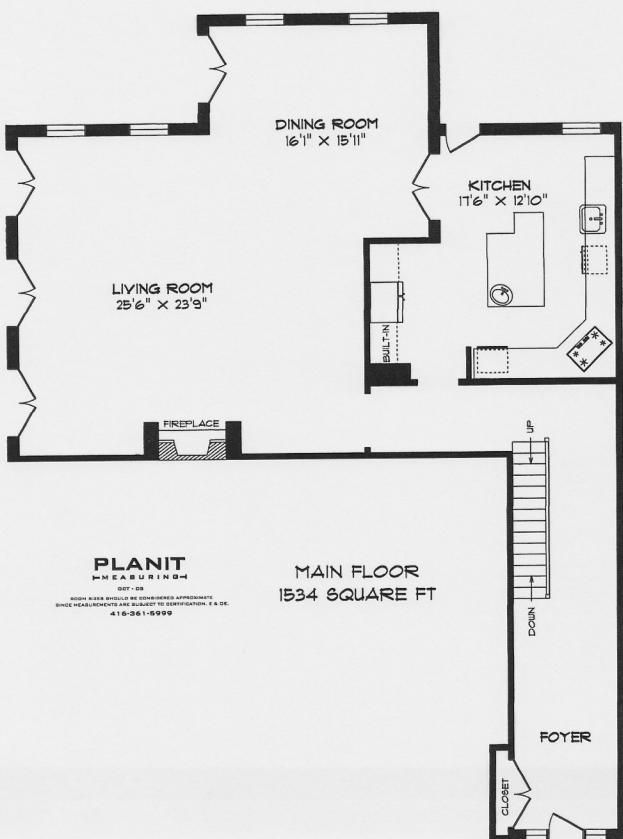
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THE HOTEL IS UND
ANGEMESEN FÜR
UNTELLER RECHTMÄTIG
THAN DOPPEL

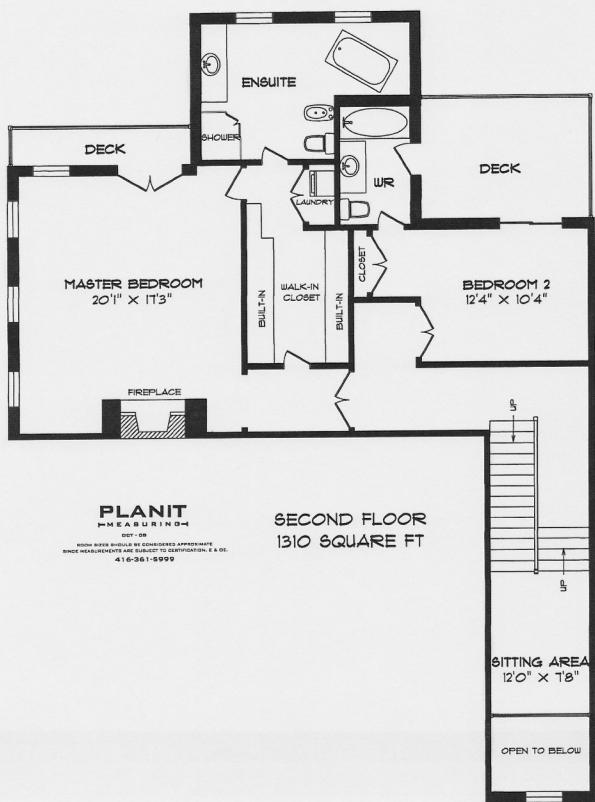
GRAND HARBOUR features many amenities, including concierge services and a health club, with a squash court, a sauna room, an indoor pool, a recreation room, and a lounge. It is conveniently located, with easy access to major arteries, particularly Lake Shore Boulevard, the Gardiner Expressway, and the Queen Elizabeth Way. It is approximately a 5-minute drive to downtown Toronto and 15-minutes to the airport.



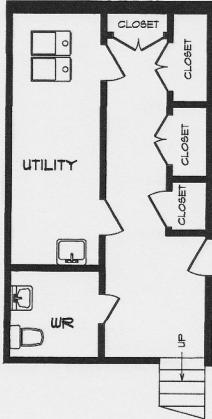
UNIT # 113



2289 LAKE SHORE BLD
UNIT # 113



2289 LAKE SHORE BLDY
UNIT # 113



PLANIT
PRINTING & DESIGN
CUT TO SIZE
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION. E&OE.
416-361-5292

BASEMENT
357 SQUARE FT



SPECIAL FEATURES

SPECIAL FEATURES

- Upgraded pot-lighting throughout
- Backlit cove lighting
- Designer fixtures
- Estate piece chandelier
- Maple hardwood
- Silent floor system throughout
- 9" baseboards, 10" plinths, and 4" window trim
- Heated marble/granite floor entrance
- Entrance Hostess closet
- Custom plaster mouldings and deep cove ceilings
- Hand cut wood wainscoting throughout
- Custom French inspired iron railings, with maple handrail
- Sound system and lighting controlled by smart home technology
- Extra height solid core doors, with ornate hardware, some with transom windows providing abundant natural lighting
- Bevelled glass French doors
- Steel beam upgraded construction
- Upgraded mold resistant and sound dampening drywall and insulation
- Wired security system smart chip protected
- Upgraded electrical panel
- 2-fireplaces converted to gas: onyx in living, rare blue quartz crystal in master, both with premium log sets
- Downsview custom kitchen, with Inkerbol accents
- Marble slab counters
- Miele dual ovens and built-in dishwasher
- Sub zero 2 door fridge
- 2 Miele fridge drawers
- Miele cooktop and grill, with high performance range hood
- Koehler embossed artist edition white cast iron sink
- Wine fridge
- Centre island, with Corian inlaid eating area and bar sink
- Miele washer and dryer
- Walk-in closet by Downsview, with hydrolic pull downs, deep wood lined drawers, with pull outs
- Master bath, with Koehler free standing "Birthday Bath" tub, rare blue quartz shower, and counter
- Greek Thasos floor slab, with quartz accents
- Guest bath in bookmatched solid slab rare cream crystal quartz
- Basement foyer, with 2-double closets, 1-boot closet and 2-piece powder room, leads to 3-car parking, pool, and gym
- 2-decks overlook a wrap around 900 sq ft planted garden, with Ivory silk tree

2289 LAKE SHORE BW, TH 113

MAINTENANCE FEES: \$2,009.14
+ \$76.31 FOR 3RD PARKING



EXCEEDING EXPECTATIONS



DAIVA DALINDA
Broker



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