



21 Grand Magazine Street #2206



THE MOTRIA GROUP

GORGEOUS UPGRADED 2 PLUS 1 BEDROOM NORTHWEST CORNER SUITE

Approximately 1500 Square Feet. 9 Foot Ceilings, 3 Balconies. Fireplace, Custom Built-Ins, Hardwood Floors, Granite Counters. Floor to Ceiling Windows. This Bright and Spacious Condo is Beautifully Decorated and Appointed. It is Located Steps from Toronto's Waterfront, Coronation Park, King West and Entertainment District, Shopping, and Transportation.











DETAILS & FEATURES

- 9 Foot Ceilings
- 3 Balconies: 2 West Facing, 1 North Facing
- Engineered Hardwood Flooring
- Kohler Fixtures
- Central Filtered Water Supply
- Inflammable Real Flame Fireplace with Custom Built in Bookcases
- Premium Raised Panel Interior Doors
- Lever Handle Door Hardware
- Upgraded Light Fixtures Throughout, Including Chandelier in Dining Room

- Murphy Bed In 2nd Bedroom with Custom Built-ins on Sides
- Primary Bedroom Custom Closet Organizers
- Windows with Venetian Blinds

KITCHEN

- Pot Lighting
- Upgraded Cabinetry by Paris Kitchens
- Upgraded Breakfast Bar with Drawers
- Granite Counters
- Light Valences
- Mirrored Kitchen Backsplash

- Blanco Stainless Steel Kitchen Sink
- Whirlpool Stainless Steel Microwave/Rangehood
- Whirlpool stainless steel glass top and self cleaning oven
- Whirlpool Stainless Steel Energy Efficient Dishwasher
- Whirlpool Stainless Steel Side by Side Refrigerator with Ice Dispenser
- Reverse Osmosis System Attached to Tap & Fridge for Ice & Water
- Whirlpool Front Loading Washer & Dryer

- Two IKEA Storage Cupboards in Laundry Room

BATHROOMS

- Marble Floor Tiles
- Floating Vanity by Paris
- Marble Vanity Countertop
- Extra-Deep Soaking Tub
- Frameless Glass Enclosure & Glass Door

AMENITIES

- 24-Hour Concierge
- Fitness Spa with Fitness & Workout Gym
- Indoor Rooftop Pool & Whirlpool
- Outdoor Promenade Deck & Terrace with Lounging Chairs
- Harbour Club Lounge & Party Room
- Guest Suites
- Outdoor Courtyard Garden Area with Three Barbeques & Pergola Eating Areas

WALKING

DISTANCE TO:

- Music Garden
- Marina
- Harbourfront
- Ontario Place
- Convention Centre – CNE
- Budweiser Stage

- Coronation Park
- Bentway Park
- Fort York Park & Museum
- Liberty Village Shopping
- King Street Restaurants (Entertainment District)
- Queen Street Shops
- Martin Goodman Trail for Cycling/Walking/Jogging

- New Picturesque William Davis Lakeside Park and Walkway

GROCERIES

- Loblaws
- Shoppers Drug Mart
- Farm Boy
- Metro
- Organic Garage

TRANSPORTATION

- Streetcar at Door (Fleet St) Lakeshore taking you to Union Station/City
- Exhibition Go Station
- 1 Parking Spot Included
- 1 Locker Immediately in Front of Parking Spot
- Easy Proximity to Porter Airport

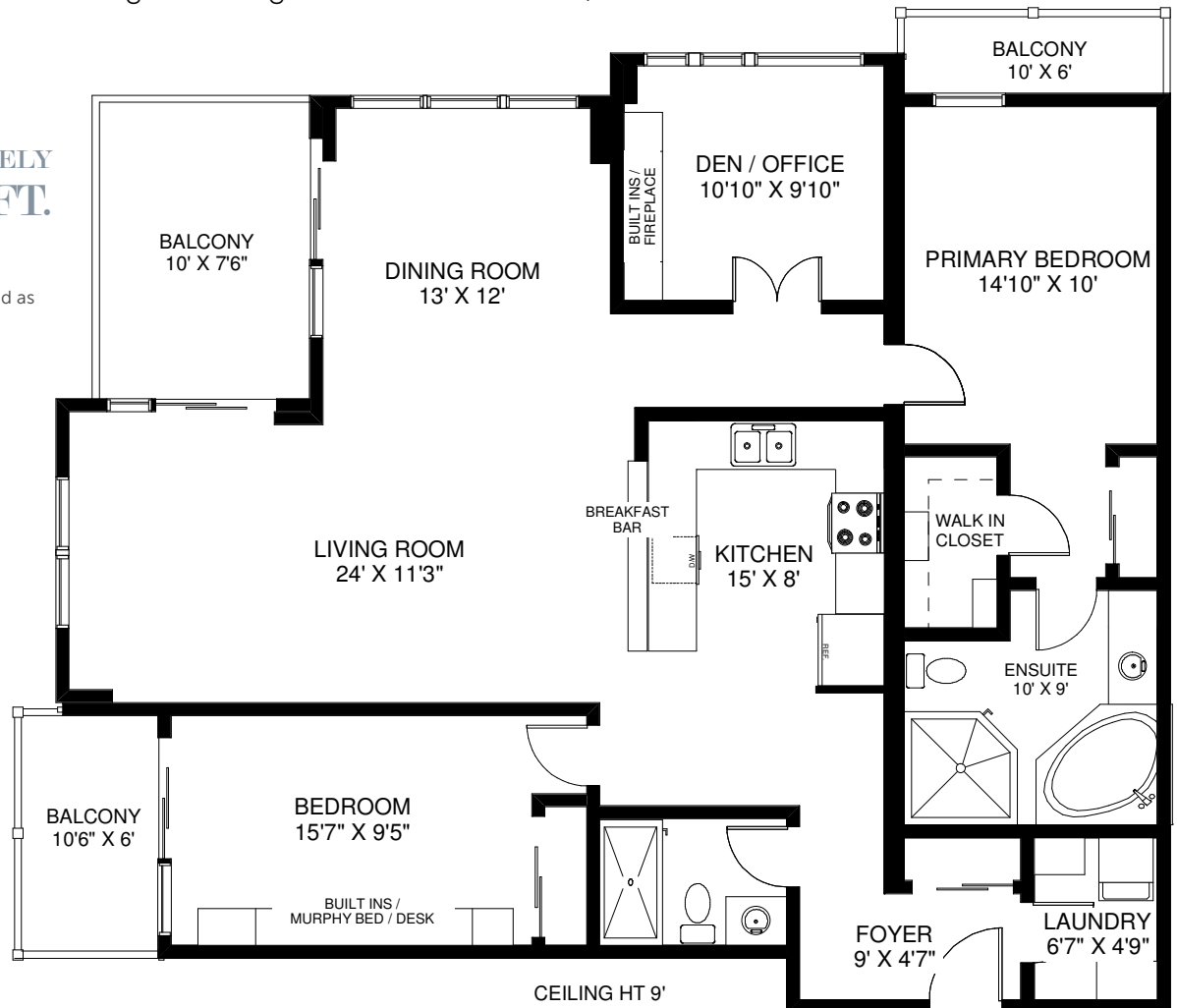
EXCLUSIONS

- Primary Bedroom Chandelier
- All Toilet Washlets
- White Curtains & Rods



APPROXIMATELY
1,500 SQ.FT.

Note: Measurements & Calculations are approximate. Provided as a guideline only.





THE MOTRIA GROUP

Building Relationships... One home at a time

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