



RANDY YETMAN, FRI, MVA, Broker & Appraiser, *since 1975*
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9
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randy@randyyetman.com www.RandyYetman.com



proudly presents;
2808-99 HARBOUR SQUARE
Offered at \$2,000,000.



Ultra Luxury 2110 Sq Ft Condo. with Unobstructed south & West views of Toronto Harbor and Toronto Skyline!

- WORLD CLASS BUILDING!
- With WORLD CLASS AMENITIES!
- 2 Bedrooms - 2 Bathrooms.
- Private Shuttle service to & from work.
- Private Restaurant, with room service.
- Valet parking.



Errors and Omissions excluded.

Suite 2808— 99 Harbour Square



CUSTOM "NIMA" KITCHEN includes 'BLUE LOUISE' granite counters & mirrored backsplash.



STAINLESS STEEL APPLIANCES include full freezer, full fridge, double oven, stove-top, microwave oven and dishwasher.



BREATHTAKING VIEWS from bistro eating area, breakfast bar and side server.




WALL OF WINDOWS and FOUR WALKOUTS ensure a spectacular vista from every room!



OPEN CONCEPT LIVING SPACE includes Spanish Crema Marfil 18" x 18" marble flooring.



LARGE OPEN DINING AREA is great for entertaining.

	99 Harbour Sq 2808 List: \$2,000,000 For: Sale Toronto Ontario M5J2H2 Toronto C01 Waterfront Communities C1 Toronto 120-19-T SPIS: N Taxes: \$6,964.30 / 2015																																																																			
	Condo Apt Apartment Corp#: MTCC / 949 Unit#: 8 Zoning: Prop Mgmt: Mgmt. 406-203-2004 Dir/Cross St: Queens Quay & York	#Shares%: Locker#: 27L8 Level: 27 Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x5, 1x4																																																																		
MLS#: C3479420 Status Cert: N	Possession: 60 Days - Tba Bldg Name: Number One York Quay	PIN#: 119491220																																																																		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 2000-2249 Sqft Source: 1910 + 200 Balcony, Floor Plan Drawing Exposure: Sw Assessment: 991000 / 2012 Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: N Locker: Owned Maint: \$1,521.39 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elam Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ena Lndry: Y Lndy Lev: Exterior: Brick Garage: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park Spcs: 1 Pk Spot#: 3-32 Park \$/Mo: Prk Lgl Desc: Tandem - 2 Car Bldg Amen: Car Wash, Concierge, Guest Suites, Indoor Pool, Outdoor Pool, Visitor Parking																																																																		
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Foyer</td><td>Main</td><td>2.90</td><td>x 2.75</td><td>Marble Floor</td></tr> <tr><td>2</td><td>Kitchen</td><td>Main</td><td>3.80</td><td>x 3.10</td><td>Renovated</td></tr> <tr><td>3</td><td>Breakfast</td><td>Main</td><td>2.75</td><td>x 3.10</td><td>Marble Floor</td></tr> <tr><td>4</td><td>Living</td><td>Main</td><td>7.50</td><td>x 6.50</td><td>Marble Floor</td></tr> <tr><td>5</td><td>Dining</td><td>Main</td><td>7.50</td><td>x 6.50</td><td>Combined W/Living</td></tr> <tr><td>6</td><td>Den</td><td>Main</td><td>4.70</td><td>x 3.20</td><td>Open Concept</td></tr> <tr><td>7</td><td>Master</td><td>Main</td><td>5.50</td><td>x 4.00</td><td>5 Pc Ensuite</td></tr> <tr><td>8</td><td>2nd Br</td><td>Main</td><td>3.30</td><td>x 2.80</td><td>Murphy Bed</td></tr> <tr><td>9</td><td>Other</td><td>Main</td><td>3.00</td><td>x 2.80</td><td>Balcony</td></tr> <tr><td>10</td><td>Other</td><td>Main</td><td>3.00</td><td>x 2.80</td><td>Balcony</td></tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Foyer	Main	2.90	x 2.75	Marble Floor	2	Kitchen	Main	3.80	x 3.10	Renovated	3	Breakfast	Main	2.75	x 3.10	Marble Floor	4	Living	Main	7.50	x 6.50	Marble Floor	5	Dining	Main	7.50	x 6.50	Combined W/Living	6	Den	Main	4.70	x 3.20	Open Concept	7	Master	Main	5.50	x 4.00	5 Pc Ensuite	8	2nd Br	Main	3.30	x 2.80	Murphy Bed	9	Other	Main	3.00	x 2.80	Balcony	10	Other	Main	3.00	x 2.80	Balcony		
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Client Remks: World Class Building: 99 Harbour Sq. Ultra Luxury 2100 Sq Ft Suite With Unobstructed South And West Exposures! World Class Amenities: Private Shuttle To & From Work Daily, Private Restaurant, Room Service, Valet Parking, Health Spa + Much More! Live The 'Life Of The Rich & Famous' From This Sw Facing Corner Suite With Spectacular Views Of Toronto Harbour & Toronto Skyline From 2 Balconies & Wall Of Windows! Extras: Stainless 48" Wide Fridge/Freezer, Microwave, Dble. Oven, Stove-Top & Dishwasher, Washer & Dryer, 18X18" Marble Flooring, Murphy Bed, Light Fixtures, Window Cvrngs., Big Locker, Tandem (2 Car) Parking.																																																																				
Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE		416-769-1616																																																																		



PERCHED FROM SOUTH-WEST CORNER OF BUILDING, this balcony enjoys the best views in Toronto!



FULL UNOBSTRUCTED WEST VIEWS, breathtaking sunsets and Toronto skyline are also included.

Unique Building Amenities at 99 Harbour Square

24hr Concierge/Security/Maintenance/Building Mgt

Valet Parking, Guest Parking
Parcel Drop Off/Pick Up Room with 24 hr. attendant
Business Work Centre with computers/internet
Fax and copier services in onsite mgt office
Library professionally maintained by retired librarians
Guest Kitchenette Suites (~\$100 per nt)

Free Shuttle Bus Service – morning and evening runs every 7 min to Union Station plus city routes every 30 mins. up University Ave., Chinatown, The Bay, Eaton Centre, St. Lawrence Mkt., Cdn Tire and on Sat. too.

Restaurant & Room Service

Restaurant Patio
In-house catering and the restaurant/lounge is available for receptions/parties
Restaurant serves Holiday, Brunch and Special Buffets
Building Sponsored Children's Parties at Easter, Halloween, Christmas
Weekly Movie Nights, Supper Club meets biweekly

Fully Licensed Lounge, Big Screen TV's, live entertainment, very popular sports and holiday events
Party/Multipurpose Room, Ladies' and Men's Washrooms

State of the Art Health Club

Full-time Health Club Manager, Personal Trainers Available
Leased New Gym Equipment, Free Weights, Treadmills/trainers, flat screen TV's
Boardroom, Billiards room

Indoor/Outdoor Pool + Jacuzzi Hot Tub

Men's and women's saunas, washrooms, showers, change rooms, hair dryers, lockers. Family change room
Aerobic, Yoga, Aquafit, Tai-Chi, Karate, Art, Yoga Classes, Indoor Squash courts
8th floor hairdresser, nail & foot care, massages by appointment

Gas BBQs on Terrace (Electric BBQ's allowed on suite balconies) with fountain, gardens & patio furniture
Lounge areas/chairs. Dining tables/chairs for families/groups

2 Car Washes with vacuum and air pump
Bike Storage Room and bike racks in garage areas
Newsletter and building Website. Lobby/elevator screen info, bulletin boards in mailrooms and gym area
4th-floor walk-through connection to Harbour Castle Westin.

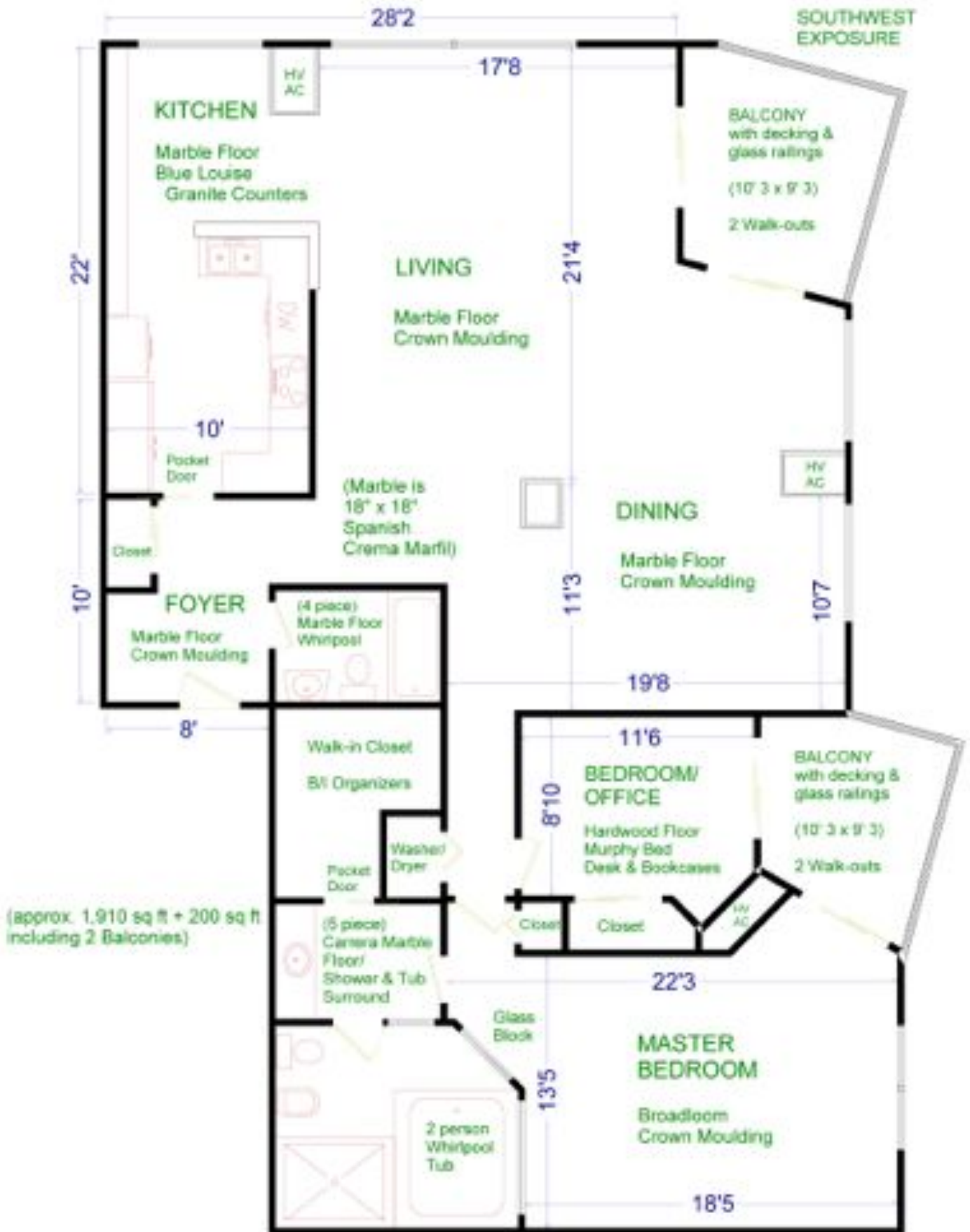
On Site Dry Cleaners, Coffee Shop, Nails Salon, Convenience Store with Post Office

Ideal Harbourfront Location

Martin Goodman Trail (cycling/walking/running), Queen's Quay Promenade, Water taxis and TTC streetcars at front door.

Steps to: Southcore, the PATH, ACC, Skydome, CN Tower, Ripley's Aquarium, PAWS, Harbourfront Centre (indoor and outdoor venues, classes and theatres), Union Station, Billy Bishop Airport, Toronto Island Ferries, Sobey's, Longo's, Rabba and Loblaw, Westin Harbour Castle /Delta/Radisson Hotels, Real Sports Bar & Grill, Pearl Restaurant, Natrel Skating rink and lakeside restaurant, LCBO Flagship Vintages Store, The Beer Store, Shoppers Drug Mart, Pharmaplus, pharmacy and walk-in clinic accepting patients, foodcourts, Starbucks, Tim Horton's, Music Garden, Westjet Stage Concerts, boat rental/lessons, car rentals/Car-To-Go/Zipcars, Harbour dinner and boat cruises, yacht clubs and boat moorings

Enjoy viewing fireworks, sailpasts & sailboat racing, ferries, & all water activities from your private balcony.



Suite 2808— 99 Harbour Square



OVERSIZED MASTER SUITE includes pot lights, walk-out to balcony & west facing wall of windows.



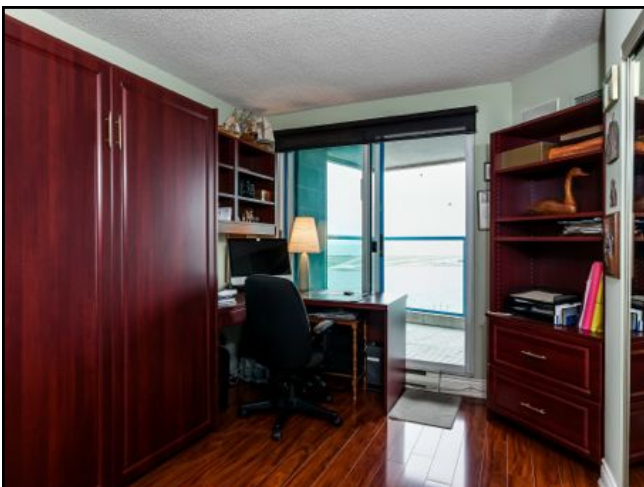
Luxurious MASTER BATH includes carrara marble throughout, 2 person jetted tub, 2 person shower & custom vanity.



MASTER BEDROOM includes large walk-in closet with pocket door, custom cabinetry & shelving.



SECOND PRIVATE BALCONY is accessed from both Master bedroom and OFFICE (2nd bedroom).



2ND BEDROOM is currently used as office, and includes hide away murphy bed & built-in cabinetry.



Luxurious MAIN BATH includes jetted tub, and carrara marble throughout.

Suite 2808— 99 Harbour Square



SIT BACK AND RELAX during your daily commute in your own private shuttle bus.



Life the Life of "THE RICH AND FAMOUS" at Number Once York Quay!



LOTS TO LOOK AT to the west, including Billy Bishop Airport, CN Tower, Western Gap and Boats galore.



Sun-filled Indoor-outdoor swimming pool. Plus a Hot Tub, Sauna and change rooms.



PRIVATE Pub, Bar and Lounge with large screen TV.



PRIVATE RESTAURANT & Patio also offers catered events & ROOM SERVICE!

The Harbourfront neighbourhood incorporates a unique blend of residential, cultural, recreational, and commercial uses, all within the same community.

Harbourfront also serves as Toronto's playground by the lake. It is enjoyed by all Toronto residents, as well as being a popular destination point for tourists.

Toronto's Harbourfront Centre is the heart of Toronto's revitalized waterfront.



It's summertime and with the arrival of nice weather many Torontonians and visitors to this city will flock to Toronto's Harbourfront neighbourhood to partake in a cultural event, enjoy a leisurely stroll, exercise along the boardwalk, or enjoy fine dining on the waterfront.

Harbourfront has been at the heart of Toronto's downtown waterfront for over 30 years. This 10 acre site is run by an innovative non-profit cultural organization. Throughout the summer Harbourfront's many venues hosts a myriad of events including: music, dancing, crafts, theatre, film and literary arts. Many of these events have an international flavour.

If you want to try your hand at boating Harbourfront has a powerboat and sailing school. There are also two marinas operated by Harbourfront where visitors can dock overnight and enjoy the festivities. Harbourfront also runs a popular children's summer camp.

This summer Harbourfront will once again offer a plethora of exciting festivals including: a South Asian Food Festival, Canada Day festival, Beats, Breaks, and Culture electronic music festival, The Hot Spot featuring a variety of international music artists, Island Soul with a Caribbean beat, Hot and Spicy Food Festival for hot music and hot food lovers, TAIWANfest with a fusion-focus artistic look at life, Canadian Voices highlighting Canada's vast musical talent, Mexico celebrating that countries great heritage, and Planet IndigenUS celebrating indigenous artwork. For more on these events and other happenings at Harbourfront this summer visit their website www.harbourfrontcentre.com.



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Thinking of moving? - Call Randy today, and start packing!

- Full time Toronto Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB's 43,000 Realtors.
- "Top Ten" Realtor - RE/MAX West (High Park), past 10 years.
- Islington Rangers Soccer team sponsor, since 2007.
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's
 Miracle Network
 Hospitals**

