

THE ACRITEAM

FEATURE SHEET 202-80 Marine Parade Crt.

FEATURES/FINISHES/INCLUSIONS

- 2 Bedrooms and 2 Bathrooms (3 piece & 4 piece)
- 1 Parking Spot & 1 Locker (located in the same spot as parking)
- 1145 sq ft (as per MPAC)
- Soaring 9' ceilings
- Engineered hardwood flooring throughout
- Upgraded Kitchen appliances including stainless steel; LG fridge with ice/water dispenser, convection oven, convection range hood/microwave, & dishwasher
- Granite counter tops and polished stone backsplash in Kitchen
- LED pot lights, and LED under cabinet lighting with dimmer switch in Kitchen
- Hunter Douglas Silhouette window coverings throughout
- Gas fireplace in Living Room
- High efficiency stainless steel LG stacked washer/dryer
- Nest Smart Thermostat
- Natural Gas line on balcony - BBQs allowed
- Napoleon Natural Gas BBQ on balcony (included)
- Large second Bedroom with large window; great for a guest room or office
- Master retreat with walk-in closet, large 4 piece en-suite bath with corner soaker tub, stand alone shower, custom tiles, & marble floor
- Large main Bathroom with stand up shower and floor to ceiling tiles
- Upgraded high-end light fixtures throughout
- In-suite security alarm system
- 4 closets with custom stainless steel adjustable shelving
- Crown moulding in Living & Dining Rooms
- Two bike racks (owned) in underground parking

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AREA FEATURES - MIMICO/HUMBER BAY SHORES

- Located walking distance to Lake Ontario, Humber Bay Park, The Humber Bay Arch Bridge, Sunnyside Park & bike/walking trails
- Located steps to a streetcar stop for easy access to downtown Toronto, take one bus to Old Mill Subway Station, and take one Express TTC bus to Union Station
- Situated walking distance to boutique shops and restaurants along Marine Parade Drive, as well as a short drive or walk to Metro, Shoppers Drug Mart, LCBO & more
- Minutes to the Gardiner Expressway for easy access to downtown & the QEW/427 are just minutes away
- 15 minutes to Pearson Airport & 10 minutes to Billy Bishop Airport

NEVIS CONDOMINIUM BUILDING FEATURES/AMENITIES

- Sun-filled rooftop patio featuring unobstructed views of the lake, city and CN Tower, with covered seating areas, BBQ, and an outdoor fireplace. Great for entertaining friends and family in the Summer.
- Car wash bay in the building for residents to wash their car
- 24 Hour Concierge
- Skyclub (Party Room)
- Exercise Room
- Sauna
- Billiards Room
- Media Room
- Guest Suite
- Visitor Parking