

Tranquility on the Lake.  
Your Oasis Awaits....

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**56 Annie Craig Drive,  
Suite 2903  
Humber Bay Shores**

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**MICHELA MANTLE    SOTHEBYSREALTY.CA**

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## 56 ANNIE CRAIG DRIVE, SUITE 2903

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### PROPERTY DESCRIPTION

A Tranquil Escape On The Shores Of The Lake. Upon Entrance You Are Greeted By Long-Range Vistas & The Vibrant Toronto Skyline. An Open & Airy Layout Flooded With Natural Light & 9' Ceilings. Your Gourmet Kitchen Includes Integrated Appliances With Soft Close Cabinetry & Quartz Countertop Island With Breakfast Bar & Seating For Up To 4.

Retreat Into The Spacious Master Bedroom, Complete With Walk-In Closet That Includes Organizers & Drawers & Spa Like 3-Piece Ensuite Bathroom. Wake Up To The Stunning Views Of Lake Ontario From Your 2nd Bedroom. The Spacious Den Offers Endless Possibilities.

The Living Room Is Where You'll Spend Most Of Your Time Taking In The Ambience Of The Water. Enjoy The 293 Square Foot South West Facing Wrap Around Balcony.

For Those Who Live A Healthy Lifestyle. Enjoy The Trails, Boat, Kayak & Paddle Board Right Outside Your Front Door. The Perfect Place For Taking Your Dog On A Walk.

Lago On The Waterfront Is Rich With Amenities Including; Pool, Hot Tub, Gym, Party Room, Concierge & Guest Suites, Visitors Parking & More.

A Playground In Which To Live, Love, Dine & Play. Everything You Need Is Located In The Community With Many More Future Amenities Coming Soon.

Invest In An Growing Community. The Future Park Lawn GO Station & Transit Hub Will Be Located Across The Street.

Put Your Feet Up, Relax & Enjoy The View.

## 56 ANNIE CRAIG DRIVE, SUITE 2903

### PROPERTY INFORMATION – MAIN FLOOR

#### FOYER

Laminate Floor  
Double Door Mirrored Closet  
Frigidaire Stacked White Washer & Dryer  
Flush Mount Light Fixture

#### DEN

Laminate Floor  
Cable & Phone Outlet  
Flush Mount Light Fixture

#### KITCHEN

Laminate Floor  
Quartz Countertops  
Integrated Appliances: Monogram Single Door Fridge  
& Pull Out Freezer, Panasonic Stainless Microwave,  
Monogram Stainless Wall Oven, Monogram 5-Burner  
Glass Cooktop, Monogram Dishwasher  
Under-mount Stainless Extra Deep Sink w/Stainless  
Faucet  
Soft Close Cabinetry  
Island w/Breakfast Bar - Seating for 4  
Under Cabinet Lighting  
Track Lighting

#### LIVING & DINING

Laminate Floor  
Walk-Out To Balcony  
Ceiling Light Fixture  
Lake & City Views

#### MASTER BEDROOM

Laminate Floor  
Walk-In Closet w/Built-In Organizers & Drawers  
Ensuite 3-Piece Bathroom  
Walk-Out to Balcony  
Flush Mount Light Fixture  
Lake Views

#### MASTER BATHROOM

Tile Floor  
Walk-In Glass Enclosed Shower  
Dual Head & Hand Shower  
Tile Backsplash & Hexagon Tile Floor  
Quartz Countertop  
Under-mount Sink  
Stainless Faucet  
Soft Close Cabinetry  
Mirrored Wall  
Sconce Light Fixture  
Ensuite to Master

#### SECOND BEDROOM

Laminate Floor  
Double Door Mirrored Closet  
Walk-Out to Balcony  
Flush Mount Light Fixture  
Lake Views

#### SECOND BATHROOM

Tile Floor  
Soaker Tub w/Dual Head & Hand Shower  
Quartz Countertop  
Under-mount Sink  
Stainless Faucet  
Soft Close Cabinetry  
Mirrored Wall  
Sconce Light Fixture

## **56 ANNIE CRAIG DRIVE, SUITE 2903**

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### **PERTINENT PROPERTY DETAILS**

Bedrooms: 2+1

Bathrooms: 2

Square Footage: 1,005 Interior, 293 Exterior

Parking: PB-039, Unit 39 Level B

Locker: LC-144, Unit 144, Level C

Legal Unit Number: Unit 03, Level 28

Maintenance Fee: \$617.94 (Water, Building Insurance, Common Elements,  
Central Air Conditioning, Parking & Locker Maintenance)

Yearly Taxes: \$3,577.50 (2019)

Condo Corporation: TSCC 2590 - Lago at the Waterfront

Property Management: Crossbridge Condominium Services LTD.

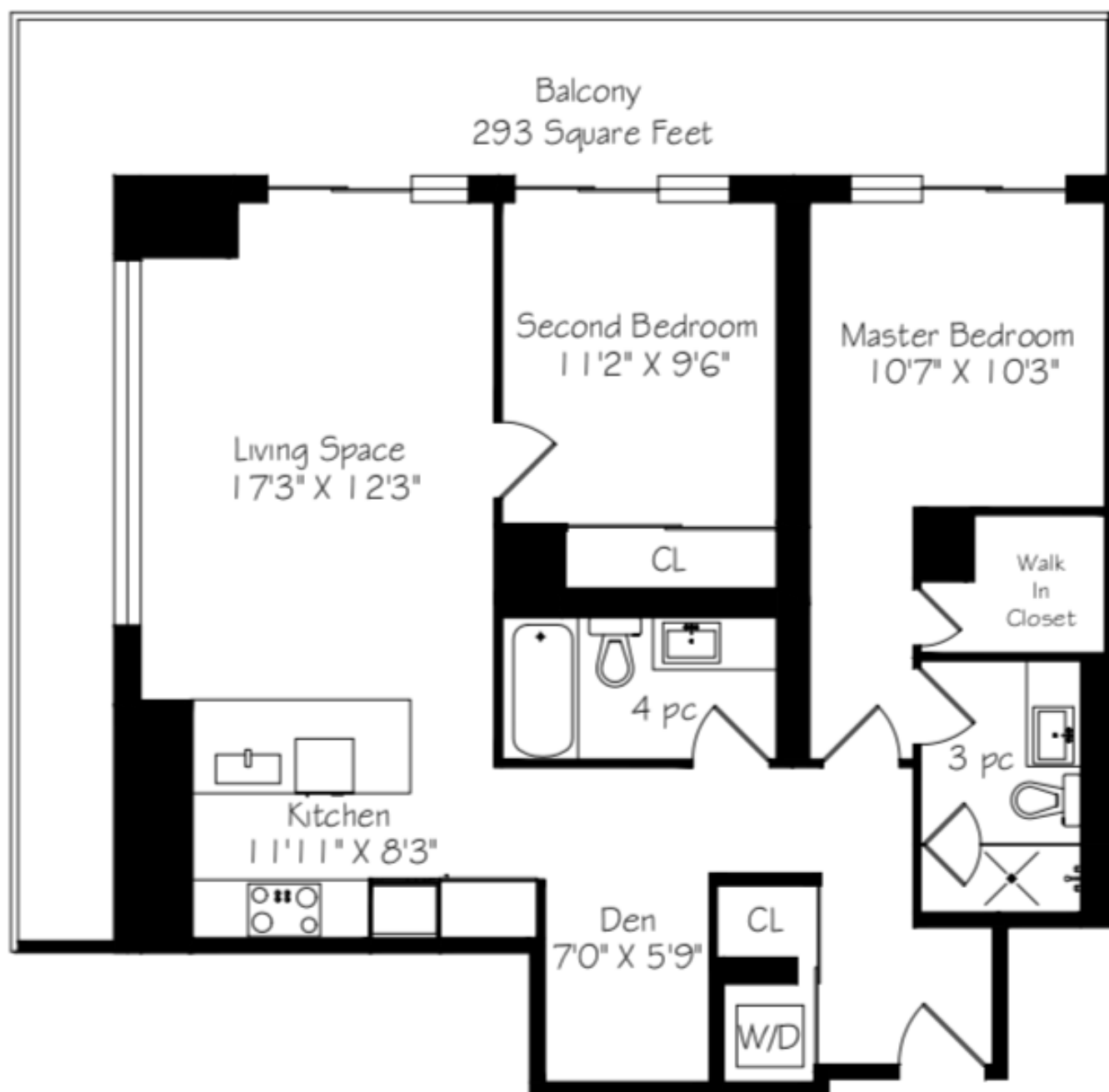
Possession Date: Flexible

Inclusions: Built-In Monogram Fridge & Freezer, Built-In Panasonic Stainless  
Microwave, Built-In Monogram Stainless Oven, Monogram Glass Cooktop, Built-  
In Monogram Dishwasher, Frigidaire Stacked White Washer & Dryer, All  
Electrical Light Fixtures, All Window Coverings.

Exclusions: Any & All Wall Art, All Household & Balcony Furniture, 2nd Bathroom  
Shower Rod & Curtain.

**56 ANNIE CRAIG DRIVE, SUITE 2903**

**FLOOR PLAN**





## 56 ANNIE CRAIG DRIVE, SUITE 2903

### AREA





## MICHELA MANTLE

### Sales Representative

With years of sales and marketing experience, Michela is a proven leader in her field. She possesses a natural entrepreneur spirit with a keen sense of business and a passion for getting things done. Her ability to connect with people, coupled with her business savvy, give her a competitive edge.

Michela possesses the fundamental knowledge to ensure negotiations, advertising and investment strategies are undertaken with the utmost care and professionalism. She prides herself on her dedication to clients and goes above and beyond to make sure their needs are taken care. She believes that communication is the key to a successful client relationship and ensures that she is readily available to connect and maintains a prompt response time.

Michela takes a digital approach to her business, using online tools to assist her in the buying and selling process. She encourages the use of social media and online mediums to connect properties with people on a more personal and engaging level. She tailors her services to the communication style of her peers which includes the use of social media, text messages, email, electronic documents and virtual meetings.

Michela's competitive nature drives her every day to be the best in the industry. Setting a standard of excellence, she only works with first-rate local vendors to assist in achieving top level results for her clients. With Michela, no detail is overlooked.

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