

WELCOME TO 21 NELSON STREET



Not for the faint of heart, Boutique is steps to the city's best in entertainment and nightlife. Surrounded by restaurants, theatres, coffee bars, lounges, and the pulsating night life, your biggest problem will be trying to decide where to go.

Enjoy a coffee while you take a leisurely mid-afternoon stroll through the financial district before finding yourself at the Art Gallery of Ontario. Then head over to meet friends for an impromptu dinner at one of the many patios in the neighbourhood before you make your way to the Four Seasons Centre for the Performing Arts for an evening of remarkable opera. All of this is right at your doorstep.

Close to transit, parks and grocery, it doesn't get better than this.
Boutique's remarkable location is just another reason to call it home.



SWEET HOME



SMART MOVES



GROWTH

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INTRODUCING LOWER PENTHOUSE 07
21 NELSON STREET

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WELCOME TO LOWER PH 07 AT BOUTIQUE

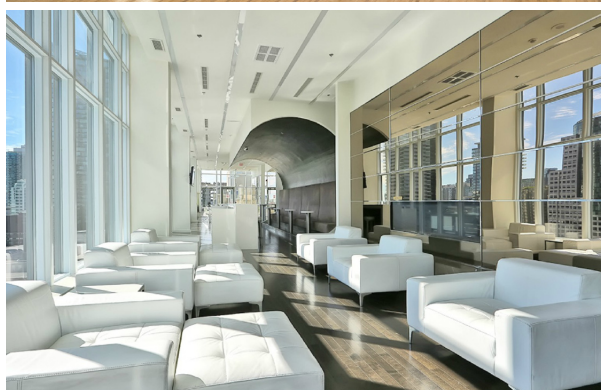
A view from the top...

Unique loft-style living comes to the corner of Adelaide & University. Welcome to Lower Penthouse 07 in the distinguished Boutique Condo. Live and play in the heart of Toronto's Entertainment and Financial District.

Stunning views abound in this spacious bi-level corner suite with a generous 116 square foot L-shaped balcony.

The 915 square foot unit teems with sophistication, from classic hardwood floors to sleek kitchen with a desirable centre island and modern backsplash. The open concept main floor is further enhanced with bright floor-to-ceiling windows and 9 foot ceilings.

Overlooking the living area is the second floor retreat with a charming master bedroom with his/hers closets and four piece bath. The versatile den easily doubles as a media room or home office.



WELCOME TO BOUTIQUE

From the stunning lobby adorned with gas fireplace, chandeliers and rich, dark woods, to the large terrace and stunning rooftop lounge with two patios, Boutique is at the forefront of luxury condominium living.

Take a dip in the counter current exercise pool, or stay in shape by trying out the gym and yoga studio. In the evenings, relax on the rooftop at the skyline bar with unparalleled views, or entertain in the outdoor patio with plunge pool, private white cabanas, gas barbecues and fire pit seating.

But it doesn't just stop here. With its 24-hour Executive Concierge service with a la carte selections, residents at Boutique can expect to receive top-notch care, from arranging housekeeping services to grocery deliveries to dog walking to securing the best tickets in town.

A LOOK AT LOWER PENTHOUSE 07

LIVING ROOM 16.10 x 16.10 feet HARDWOOD FLOOR, WALK-OUT TO BALCONY		DINING ROOM 16.10 x 16.10 feet HARDWOOD FLOOR, OPEN CONCEPT, COMBINED WITH LIVING ROOM	
KITCHEN 16.10 x 16.10 feet HARDWOOD FLOOR, OPEN CONCEPT, CENTRE ISLAND		POWDER ROOM MODERN TWO-PIECE BATHROOM	
BALCONY L-SHAPED, NORTH-WEST EXPOSURE, 115 SQUARE FEET		MASTER BED ROOM 16.10 x 12.40 feet HARDWOOD FLOOR, HIS/HERS CLOSETS, 4-PIECE BATH	
DEN 8.10 x 7.81 feet HARDWOOD FLOOR, WINDOW		BATH ROOM MODERN FOUR-PIECE BATHROOM	

LOWER PENTHOUSE 07 AT A GLANCE

Bedrooms

1+1

Bathrooms

1x2 (main),
1x4 (second)

Taxes

\$3,411.60 (2015)

Heat

Forced air, gas

Exposure

Northwest

Square footage

915 square feet +
115 square foot balcony

Parking

Underground,
owned (1)

Maintenance

\$641.48 (includes water, heat, building insurance, parking, and common elements)

Inclusions

Fridge, stove with oven, range microwave, kitchen island, dishwasher, drapery, stacked washer & dryer. (Exclude kitchen/dining room chandelier)