



**CHRISTENSEN**  
REAL ESTATE GROUP



UNIT 1501 | MIMICO

15 Legion Road



# Welcome Home



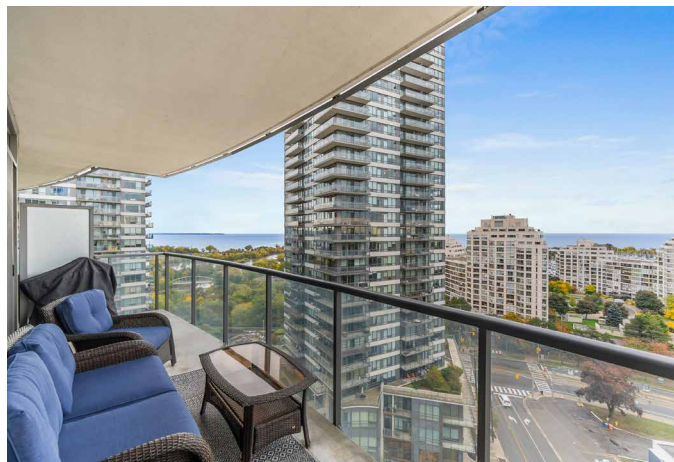
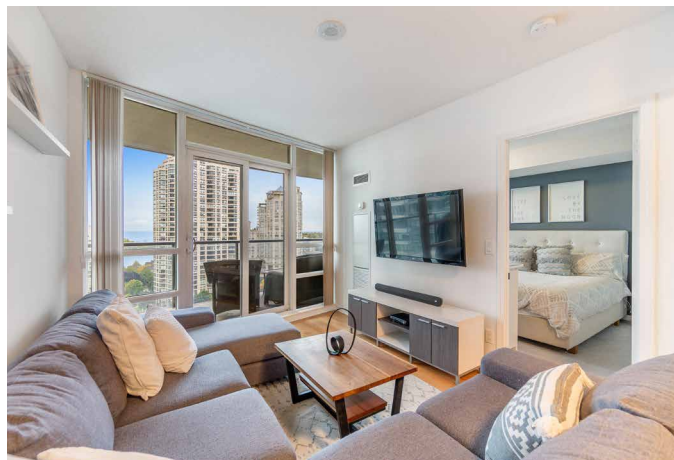
FOR MORE  
PHOTOS + DETAILS

*Welcome to Beyond the Sea, located in the beautiful west-end community of Mimico, with easy access to all the fantastic parks, trails, and amenities that the waterfront has to offer! This suite features a highly functional layout with a bright, open concept kitchen renovated in 2021, dining and living space and a spacious, sun filled bedroom. The oversized balcony spans the entire suite with two walkouts from the living space and bedroom, offering stunning panoramic south, south east and south west lake and city views.*

*Work from home? The den makes for a great at-home office or storage space. There's plenty of excellent on-site amenities including a fitness centre, indoor pool, sauna, party room, movie theatre and outdoor terrace. Check out the incredible view for yourself and see why so many love this fantastic waterfront neighbourhood, just minutes to downtown Toronto. Conveniently located oversized locker and same level parking right next to elevator entrance.*

*Future planning of Humber Bay Shores sees the development of the 28-acre site that will reimagine the former Mr. Christie site into the vibrant new heart of Humber Bay Shores with a revitalizing transit oriented mixed use development with a high quality urban design.*





#### FOYER

- Ceiling light fixture
- Mirrored double door coat closet with custom built-in shelves
- Laundry closet with stacked front load Blomberg washer and dryer (2022)
- Hardwood floor

#### LIVING ROOM/DINING ROOM

- Open concept
- Ceiling light
- Wall to wall sliding door walkout to expansive south facing balcony with panoramic south, south east and south west lake and city views
- Privacy blinds
- Hardwood Floor

#### KITCHEN RENOVATED IN 2021

- Ceiling light fixture
- Marble herringbone patterned backsplash
- Waterfall Quartz countertop with breakfast bar, double stainless steel sink and pullout sprayer
- Abundance of soft close cabinetry and drawers with matte black finished hardware
- Stainless steel Whirlpool refrigerator
- Stainless steel Samsung microwave/hood range (2021)
- Stainless steel Whirlpool stove & oven
- Stainless steel LG built-in dishwasher (2022)
- Hardwood floor

#### DEN

- Ceiling light fixture
- Open concept entry
- Hardwood floor

#### BEDROOM

- Ceiling light fixture
- Wall to wall sliding door walk-out to expansive south facing balcony with panoramic south, south-east and south-west lake and city views
- Privacy blinds
- Upgraded panelled double door closet with organizers, drawers and shelves
- Broadloom

#### FOUR-PIECE BATHROOM

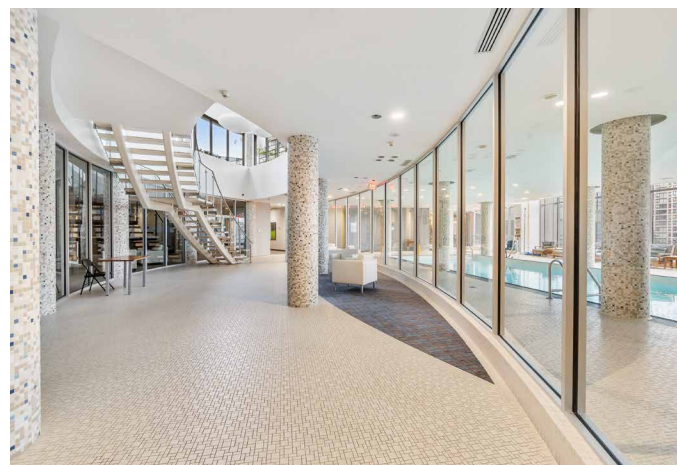
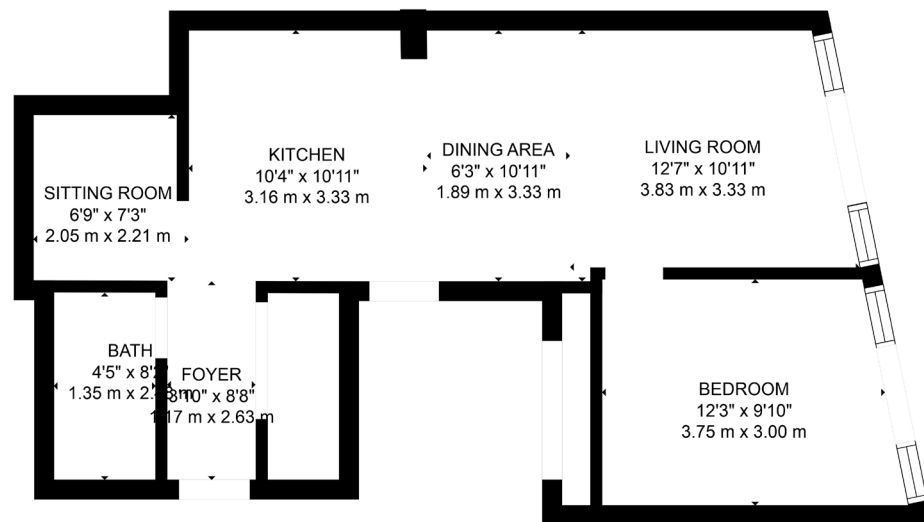
- Pot lights
- Vanity light fixture
- Mirrored vanity medicine cabinet
- Ceramic sink and counter with undermounted cabinetry
- Chrome finished wide spread faucet
- Chrome finished towel rack and paper holder
- Soaker tub with ceramic tile surround and chrome finished rain shower head

#### INCLUSIONS

- Large Patio storage box (2021)
- Living room and bedroom television mounts

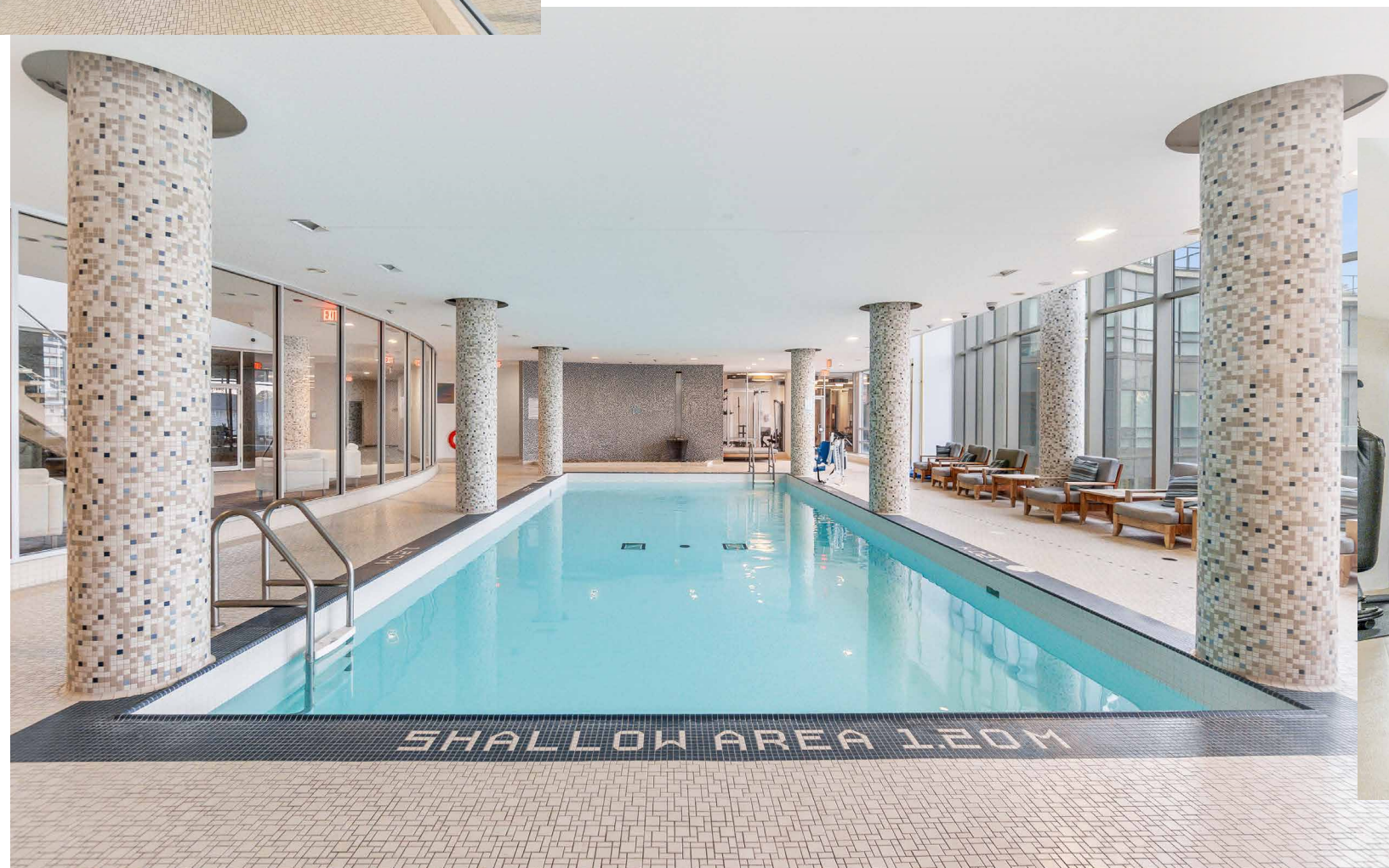






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# Ready to Reach Out?

Christensen Real Estate Group  
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This is not intended to solicit buyers or sellers currently under contract.

