

ASSIGNMENT SALE

Nautique Lakefront Residences

2004 - 374 Martha St
Burlington



SAM McDADI
REAL ESTATE BROKERAGE

WELCOME

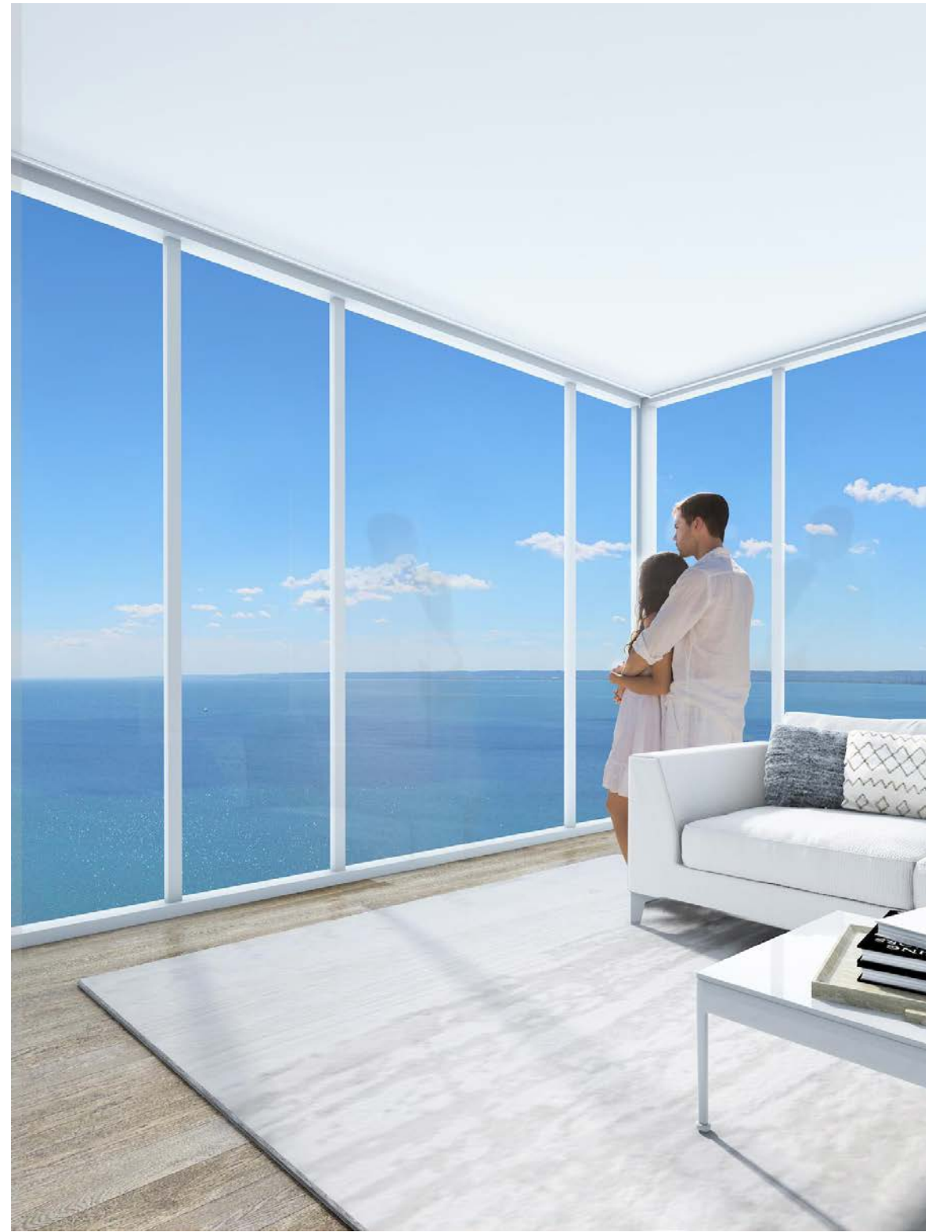
Discover urban luxury at its finest with this exceptional corner unit at 374 Martha St, Burlington. Nestled in the heart of Burlington's Downtown Waterfront, this 2-bed, 2-full bath residence offers a prime location and breathtaking views, plus 1 locker and 1 parking spot.

Step into a world of sophistication with 11 feet ceilings and floor-to-ceiling windows, flooding the space with natural light. The corner unit is a rare find, boasting unobstructed vistas of the water, creating an ambiance of tranquility and exclusivity.

NAUTIQUE
LAKEFRONT RESIDENCES



















LEGEND

- 1** Front Entry
- 2** Concierge
- 3** Lobby Lounge
- 4** Mail Room
- 5** Property Management
- 6** Elevator Lobby



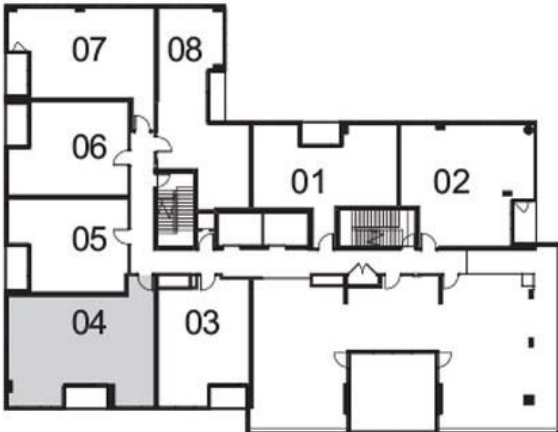
LEGEND

- 1** Outdoor Dining
- 2** Fire Pit Lounge
- 3** Swimming Pool/Whirlpool
- 4** Fireplace Lounge
- 5** Indoor/Outdoor Bar
- 6** Indoor/Outdoor Yoga Studio
- 7** Fitness Centre
- 8** Dining Room, Library and Show Kitchen
- 9** Outdoor Fire Pit Terrace
- 10** Double-Sided Fireplace Lounge

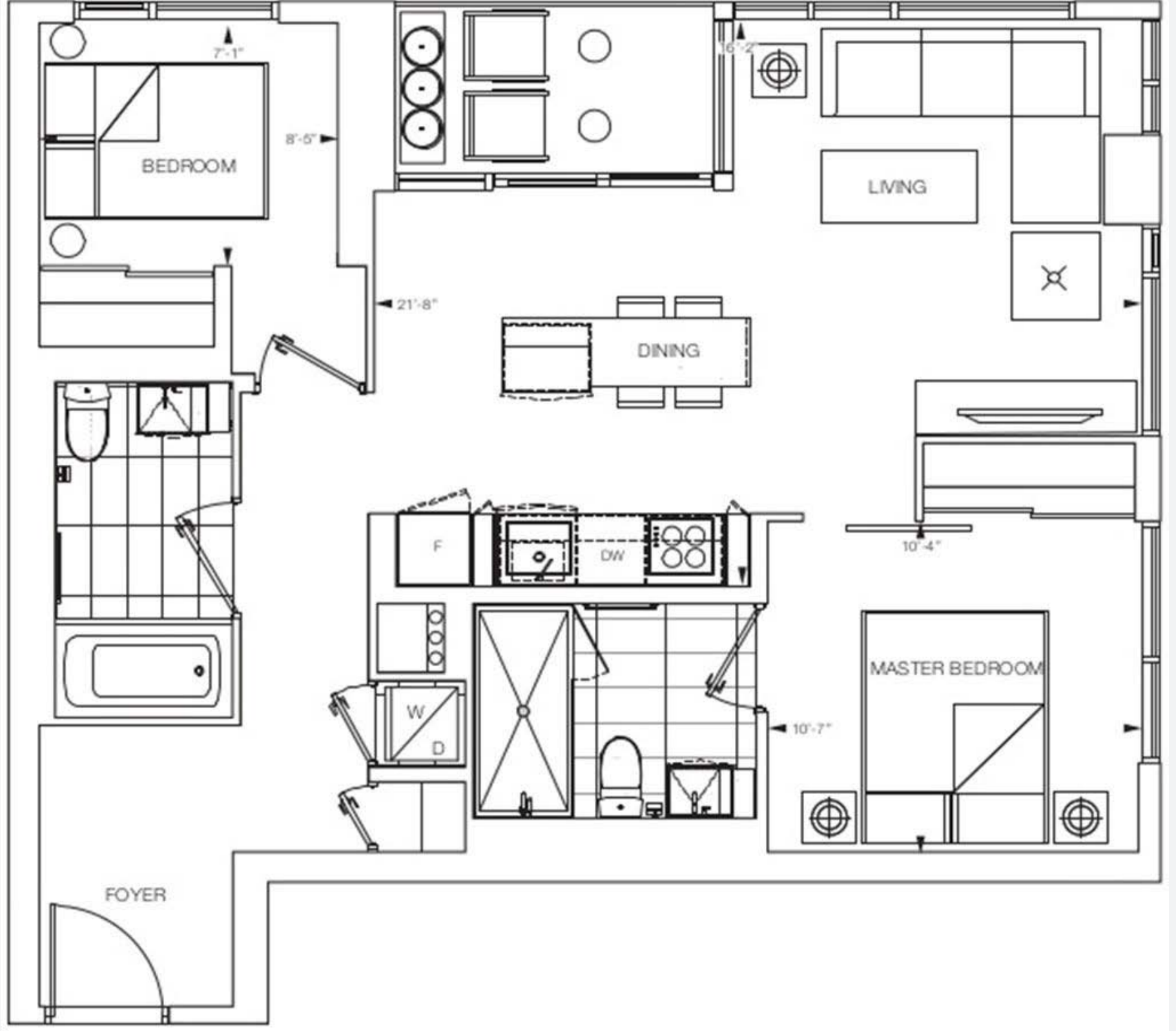


FLOOR PLAN

Vesi Model
784 sq ft
2 bed, 2 bath
SW view



 FLOOR 20



FEATURES & FINISHES

- Suites designed by Cecconi Simone with up to 11'6" soaring, smooth finished ceilings*
- All suites are designed with IntelliSpace open-concept layouts to maximize living space
- Choice of exquisite plank laminate floors in living room, dining room, bedroom, hallways, foyer and den areas**
- Contemporary European custom-designed kitchen by Cecconi Simone featuring Corian countertop and backsplash, ambient under cabinet lighting and chic single bowl stainless steel under-mounted sink with Euro-style modern faucet
- Five-piece Euro-style appliance package, including fully integrated panelized fridge and dishwasher, built-in oven with ceramic cooktop, stainless steel microwave and high-powered, efficient hood fan
- Conveniently located in-suite stacked washer and dryer (white)
- Oversized lakeview terraces and balconies***
- Cecconi Simone custom-designed bathroom Corian sink with cabinetry below vanity and mirror/storage cabinet above vanity, and wall-mounted sink faucet**
- Choice of sleek designer porcelain or ceramic bathroom floor and wall tiles**
- Polished chrome accessory package including towel bar and toilet paper holder (where applicable)
- Spacious storage and linen closets with wire hanging system

**Ceiling heights vary by suite and floor*

***Denotes finishes to be selected from vendor's samples*

****As denoted on plans*

Subject to change without notice



Why Move To Burlington?

Burlington is one of the safest cities in Canada, with many benefits.

Small-town charm and safety in a strategic location in the heart of a booming megaregion. Burlington carries the elegance and authenticity of each of its neighbours.

Burlingtonians are diverse and forward-thinking, and surrounded by scenic beauty and recreational opportunities. It is steeped in arts and culture and engaged in the growth of their economy.

Burlington has a diverse population, excellent healthcare, and a variety of recreational activities for residents of all ages. With its natural beauty, excellent schools, and strong economy, Burlington offers a high quality of life that is hard to match. The city is defined by the natural wonders and astounding architecture. From hiking picturesque trails along Lake Champlain or the Green Mountains.

Also known for its beautiful spacious waterfront, right along Lake Ontario. Arguably the most popular lakefront in the area with its waterfront restaurants, parks for children, greenery, walkways and a boardwalk. Which host many events such as Rib Fest, Sound of Music and many more.

Its unique location makes it easy and convenient to access major GTA Highways including the 403, 407, QEW, and 401. Has 3 Go Transit Stations. And perfectly situated half way to Toronto downtown and Niagara Falls.



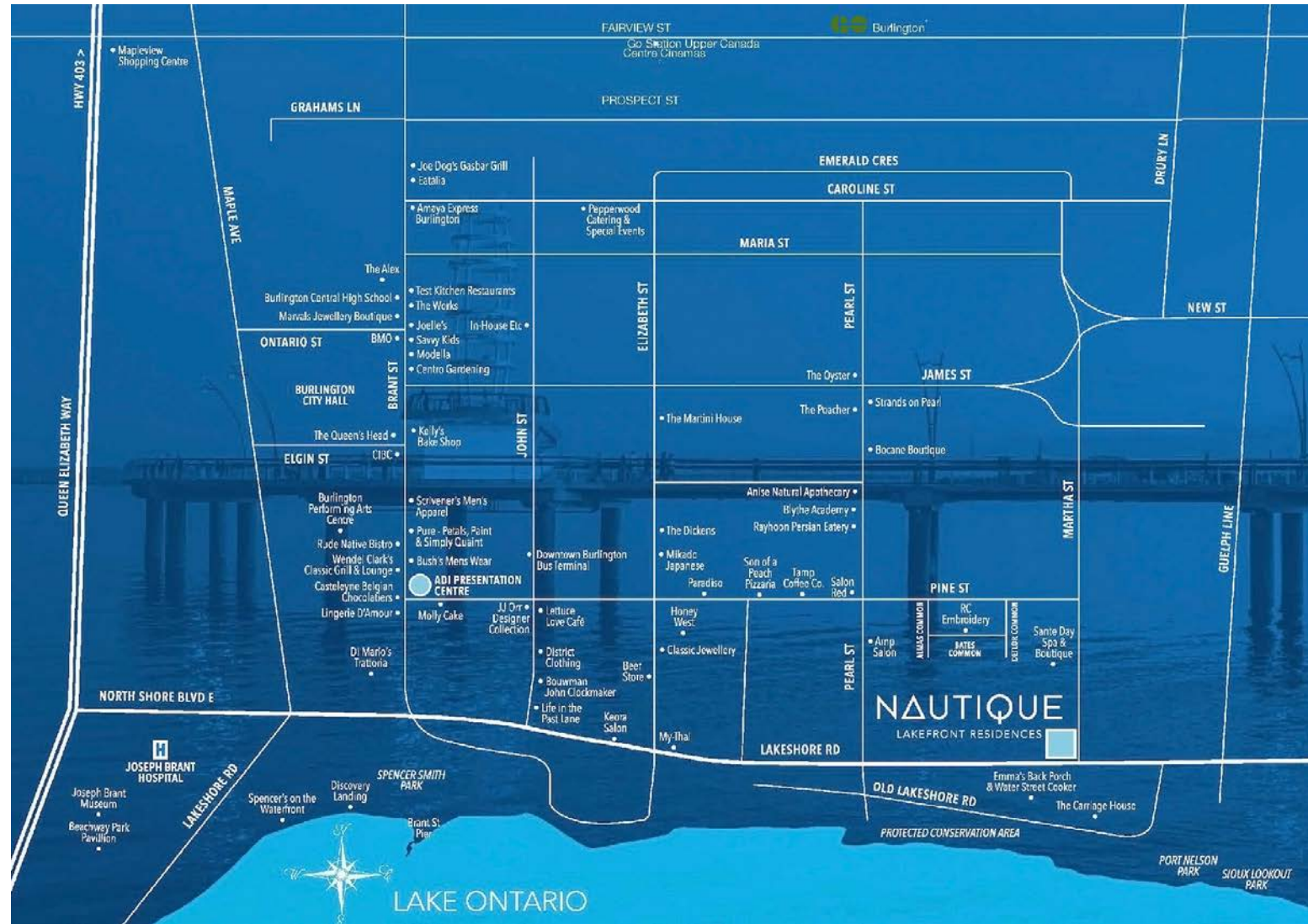
In 2012, Joseph Brant Hospital embarked on a multi-year revitalization project to expand and modernize their healthcare facility. It included:

- a joint partnership with McMaster University for the Halton McMaster Family Health Centre,
- the construction of the new Patient Care Tower; and,
- modernization to the existing hospital and surrounding campus.

The project is now nearing completion. With the construction of a seven-storey addition with capacity for 172 beds, and renovations to the existing facility. With the completion of this project, the Burlington community now has improved access to a larger, modern hospital and more single patient rooms.

Fun Fact:

- The City of Burlington is nestled between two amazing geographical features – the Niagara Escarpment and the shores of Lake Ontario
- Why is Burlington called Queen city? Its nickname, “the Queen City,” originated with a speech given by Burlington’s first mayor more than 150 years ago. “We represent a young city, which may in time be known and distinguished as the Queen City of New England,”



School & Amenities

Blyth Academy
422 Pearl St, Units 14-21, Burlington

Lakeshore Public School
2243 Lakeshore Rd, Burlington

Burlington Central Elementary School
1433 Baldwin St, Burlington

Central Public School
638 Brant St, Burlington

Oxford College
760 Brant St, Burlington

RBC Royal Bank
360 Pearl St, Burlington

Esso
1447 Lakeshore Rd, Burlington

NOFRILLS
571 Brant St, Burlington

Central Recreation Centre
519 Drury Ln, Burlington

Joseph Brant Hospital
1245 Lakeshore Rd., Burlington

Burlington Golf & Country Club
422 North Shore Blvd E, Burlington

Starbucks
503 Brant St, Burlington

Burlington GO
2101 Fairview St, Burlington

Beachway Park
1100 Lakeshore Rd, Burlington

Central Park
2299 New St, Burlington

Do you know what your home
is worth in today's market?
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Beena Grewal

broker

289 259 8774

beena@mcdadi.com

Maryam Kermani

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When you choose Team McDadi, **you help**

Sam McDADI is also a proud supporter of numerous charitable organizations:

- Canadian Cancer Society
- Canadian Diabetes Association
- Schizophrenia Society of Ontario
- Sick Kids
- Princess Margaret Hospital Association
- Trillium Health Care
- Rouge Valley Health System
- The Mississauga Food Bank
- The Compass Food Bank
- Mississauga Santa Claus Parade
- Rouge Valley Health System Foundation and Club
- Tennis Canada
- Erindale Little League Tennis Canada
- Heartland Dragons Minor Hockey Association
- Mississauga Girls Hockey League
- Tender Years Co-op
- The Mississauga Tigers
- Port Credit Skating Club
- Batter Up Baseball School
- The Art of Giving
- Family Jingle and Mingle
- Niators - Youth Uniting the Community



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**



In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



Official Real Estate Brokerage of the Toronto Raptors

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- 1264 Main St E. Milton 905 876 1300
- 78 Lakeshore Rd W. Oakville 905 845 1500
- 3311 Yonge St Toronto 416 544 1500
- 3 - 4130 Fairview Street, Burlington 905 333 1100
- 110-442 Millen Rd, Hamilton 905 664 5100