



your BEST MOVE

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1166 BAY STREET, SUITE 2003

Bright two bedroom corner suite in high end building. Just steps to Yorkville and Yonge and Bloor, this suite offers an exceptional amount of space – 2118 square feet. Perfect opportunity to renovate to suit your needs and desires. Generously proportioned rooms and a wonderful layout; ideal for entertaining. Fabulous hotel like amenities, including 24 hour concierge, valet parking, gym, indoor pool, party room, car wash and outdoor patio; this building has it all.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Large two bedroom suite in the Bay Street Corridor
- 2118 square feet
- Generous sized principal rooms
- Abundance natural light throughout
- Eat-in Kitchen
- Open concept living and dining room - ideal for entertaining
- Large bedrooms with plenty of closet space
- Master bedroom with four piece ensuite
- Ensuite laundry and locker
- Steps to subway, shops, restaurants, cafes, clubs and many amenities on Bloor Street
- Manulife Centre across the street with restaurants, movie theater and shops
- Easy access to downtown
- Close to Jesse Ketchum Park, Queens Park, Yorkville, the ROM, the AGO, University of Toronto and Varsity Stadium

FEATURES OF THIS BUILDING:

- 24 hour concierge/security
- Valet parking
- Parking garage
- Indoor pool
- Exercise and weight room
- Sauna
- Party room
- Outdoor barbecue area
- Car wash

ADDITIONAL INFORMATION:

Inclusions: Admiral French door fridge, electric Admiral stove, built-in Admiral wall oven, built-in Panasonic microwave, dishwasher, Maytag washer and dryer, all window coverings, all blinds, all electric baseboard heaters, all electric light fixtures.

Exclusions: None.

Parking: One underground parking space (exclusive use).

Maintenance: \$1,871.28 per month includes water, building insurance, common elements and parking.

Taxes: \$7,148.04 (2016 annual).

Possession: Immediate.

OFFERED FOR SALE AT \$1,450,000

Foyer

- Parquet floor
- Double closet
- French door entry
- Pot lights

Living Room

- Parquet floor
- Open concept
- Bright east facing windows overlooking Bay Street and Manulife gardens

Dining Room

- Parquet floor
- Open concept
- Bright east facing windows overlooking Bay Street and Manulife gardens

Kitchen

- Eat-in kitchen
- Linoleum floor
- Abundance of counter space
- Ceramic backsplash
- Valance lighting
- Large pantry

Four Piece Bathroom

- Tile floor
- Tub/shower combination with tile surround
- Large vanity with plenty of counter space
- Built-in medicine cabinet





Master Bedroom

- French door entry
- Broadloom
- Wall-to-wall closets with interior lighting
- Built-in mirrored closets with shelving
- Bright east facing windows overlooking Bay Street and Manulife gardens

Four Piece Ensuite

- Tile floor
- Large vanity with marble countertop and oversized mirror
- Separate shower with glass enclosure and tile surround
- Jacuzzi tub with tile surround
- Plenty of storage





Second Bedroom

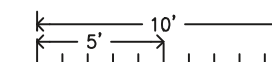
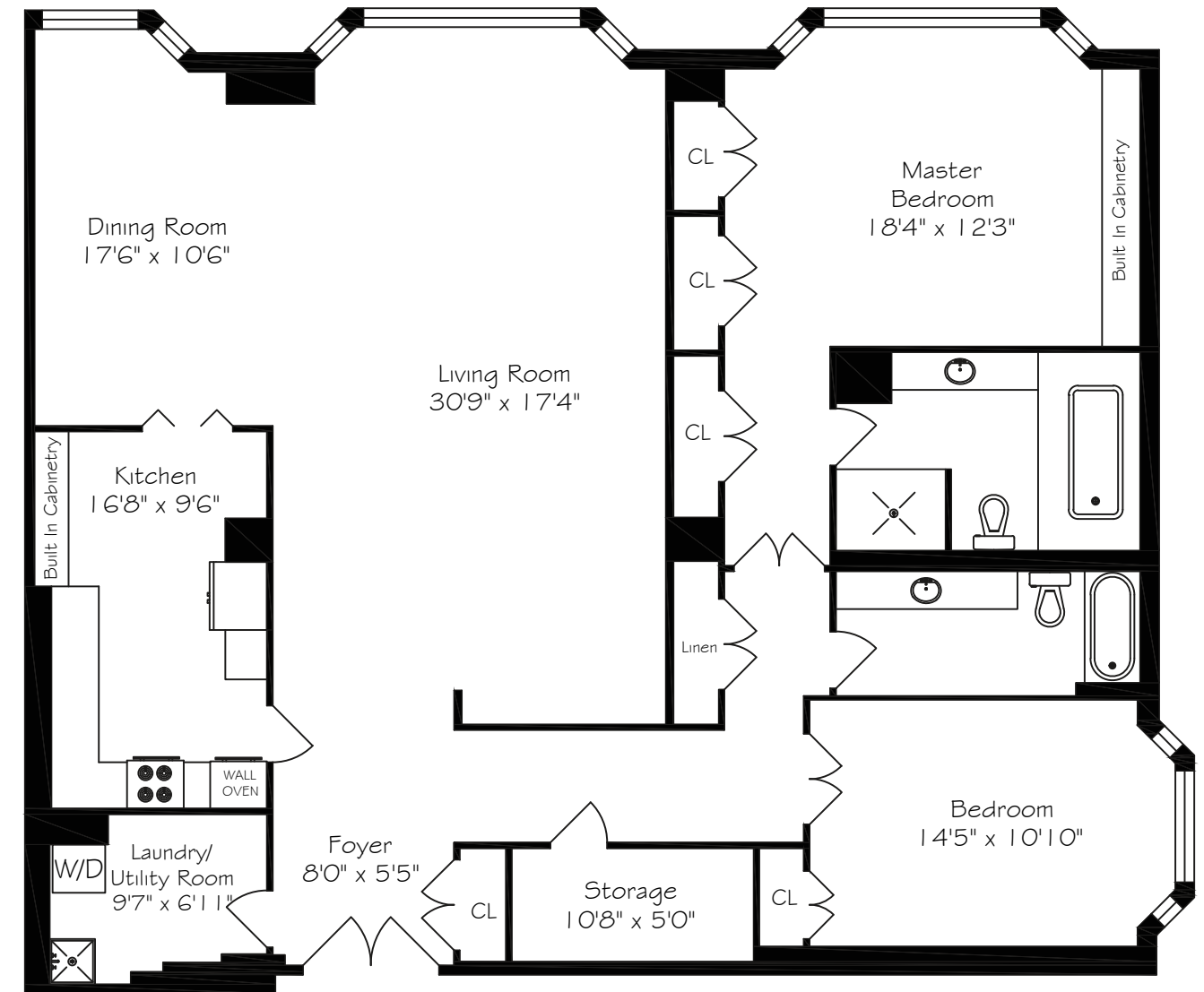
- Broadloom
- French door entry
- Large double closet
- Large bay window

Laundry Room/Furnace Room

- Linoleum floor
- Laundry sink
- Stackable washer and dryer
- Built-in shelves

Large Double Closet with Built-in Shelves

Ensuite Locker



Measurements and Calculations are approximate
To be used as guidelines only