



your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



CAILEY HEAPS ESTRIN
HEATHER HEAPS
SALES REPRESENTATIVES
416.424.4910 / OFFICE
HeapsEstrin.com / WEB
Cailey@HeapsEstrin.com / EMAIL
**HEAPS
ESTRIN**
REAL ESTATE TEAM

JOIN THE "STAY IN THE LOOP" EMAIL LIST ON OUR WEBSITE FOR EARLY ACCESS TO LISTINGS, BLOGS AND CONTESTS.

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.

**HEAPS
ESTRIN**
REAL ESTATE TEAM

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, BROKERAGE / INDEPENDENTLY OWNED & OPERATED

*For Royal LePage Real Estate Services, Heaps Estrin Team. All information and statements contained herein, provided by Royal LePage Real Estate Services, Heaps Estrin Team regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice. Taking care to preserve the environment with 100% recycled paper and powered by Bullfrog Power, Canada's 100% green electricity provider.

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 heat, hydro, cable, 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

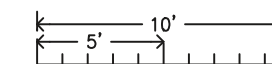
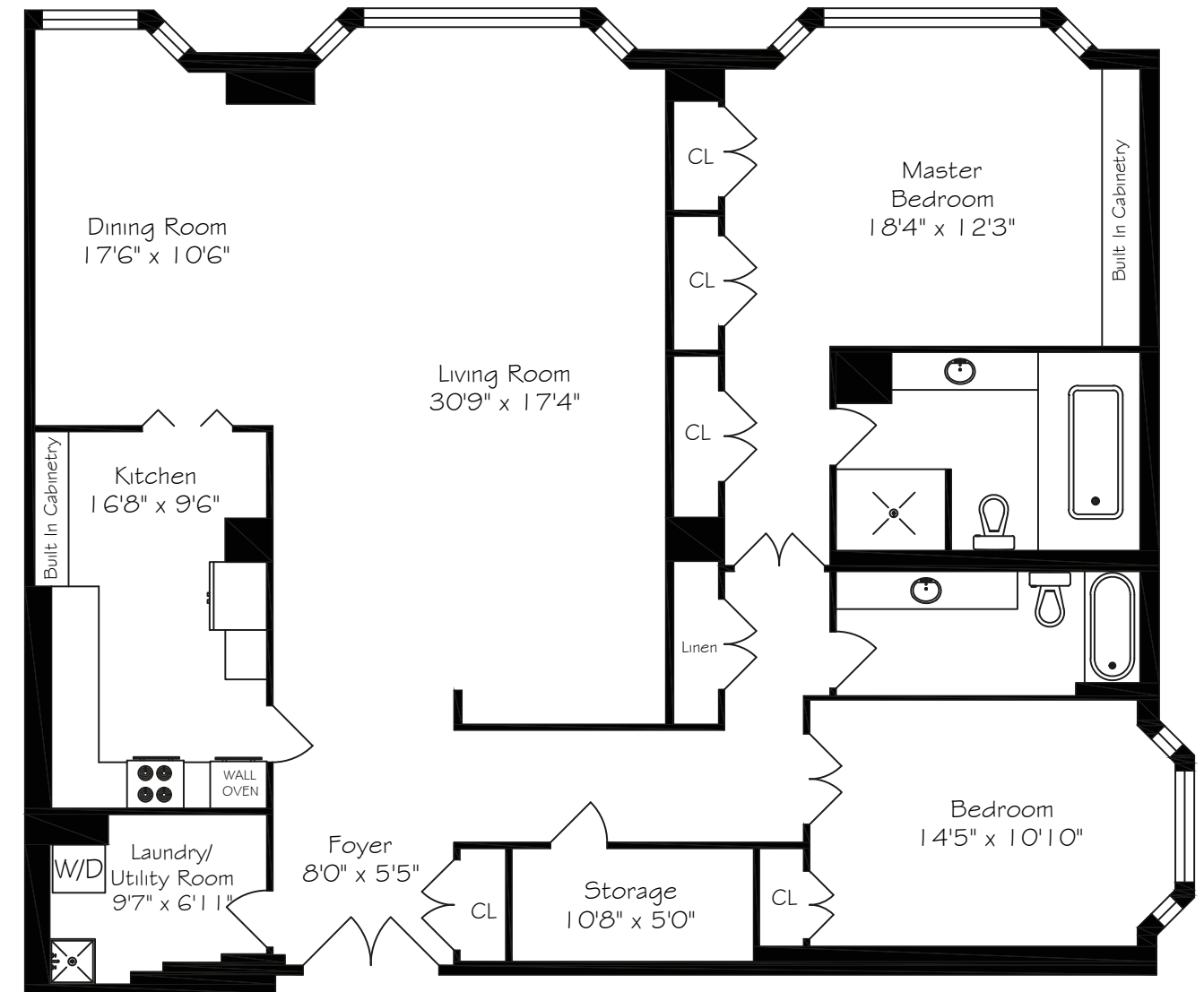
- Broadloom
- French door entry
- Large double closet
- Large bay window

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