



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
MEGAN TILL-LANDRY

SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Megan@HeapsEstrin.com / EMAIL

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1166 BAY STREET, SUITE 1001

A bright and spacious corner suite in a high end building. Just steps to Yorkville, Bay and Bloor and Yonge Street, this suite offers over 2000 square feet. This beautiful, well maintained home features large windows throughout with east and west exposure. Generously proportioned rooms and a wonderful layout, perfect for entertaining. Plenty of storage. Fabulous 24 hour concierge, valet parking, gym, indoor pool, car wash; this building has it all.

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FEATURES OF THIS SUITE AND NEIGHBOURHOOD:

- Immaculately maintained suite in the Bay Street Corridor with east and west exposure
- 2010 square feet
- Gorgeous space with large principal rooms and an ideal layout
- Oversized windows with wonderful natural light throughout
- Unobstructed views
- Spacious eat-in kitchen with built-in breakfast bar
- Bright solarium with city views and wall-to-wall windows
- Grand living room overlooking the solarium
- Large bedrooms with plenty of closet space
- Master bedroom with large four piece ensuite
- Ensuite laundry and locker
- Steps to the subway, shops, restaurants, cafes and the many amenities on Bloor Street, Yonge Street and Yorkville
- Manulife Centre across the street with restaurants, movie theater, shops and underground access to The Holt Renfrew Centre
- Easy access to the financial district
- Close to Queens Park, Yorkville, the AGO, University of Toronto and Varsity Stadium

FEATURES OF THIS BUILDING:

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

ADDITIONAL INFORMATION:

Inclusions: KitchenAid fridge/freezer, GE Profile four burner electric cook top, GE wall oven, built-in GE microwave, Beau Mark 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).

Locker: Ensuite.

Maintenance: \$1,882.52 per month includes water, building insurance, common elements and parking.

Taxes: \$7058.60 (2016 annual).

Possession: 30 days or to be arranged.

OFFERED FOR SALE AT \$1,650,000

Foyer

- French door entry
- Parquet floor
- Double closet
- Built-in accent mirror
- Pot lights

Living

- Parquet floor
- Generous size
- Overlooks dining room and solarium
- Clear views

Dining Room

- Parquet floor
- French doors to kitchen
- Clear views
- Large windows with excellent natural light
- Overlooks solarium and living room

Solarium/Family Room

- Parquet floor
- Wall-to-wall windows
- Custom window coverings
- Excellent natural light
- Clear views
- Overlooks dining and living

Kitchen

- French doors to dining room
- Built-in breakfast bar
- Plenty of counter space
- Ample storage
- Valence lighting
- Double sink

Four Piece Bathroom

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





Master Bedroom

- French door entry
- Broadloom
- Large double closet
- Linen closet
- Wall-to-wall mirrored closets with built-in organizers
- Custom window coverings
- Excellent natural light
- Wall-to-wall windows
- Roof top garden views

Four Piece Ensuite

- Tile floor
- Separate shower with mirrored door
- Large jet tub with tile surround
- Plenty of counter space
- Large vanity with built-in storage
- Built-in medicine cabinet



