



200 BLOOR STREET WEST, SUITE 2007

Marvel at this upscale Yorkville condo in the luxurious Exhibit Residences. Unique building designed to compliment the Royal Ontario Museum. Brand new, never lived-in one plus one bedroom with a media room. Floor to ceiling windows with a quiet northern exposure overlooking the tree tops of the Annex from the frosted glass balcony. Exquisite building amenities including an outdoor oasis space, private dining room with lounge and kitchen and a high end fitness and wellness centre. One parking space and locker included. Steps to the designer shops on the Mink Mile. Minutes to U of T and the subway line.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Brand new one plus one suite in highly desirable Yorkville neighbourhood
- Unique building – designed to compliment the Royal Ontario Museum
- Quiet north exposure with tree top views
- Floor to ceiling windows throughout offering an abundance of natural light
- 96 square feet of open balcony
- Engineered hardwood flooring throughout
- Spacious kitchen with high end stainless steel appliances
- Large master bedroom with walkout to glass enclosed balcony
- Oversized balcony with clear tree top views overlooking the Annex and Yorkville
- Underground parking
- Steps to the many amenities of Bloor and Yonge Street
- Close proximity to TTC, restaurants, and the designer shops on the Mink Mile
- Minutes to the ROM and University of Toronto campus

FEAUTURES OF THIS BUILDING:

- 24 hour concierge service
- Four beautifully appointed guest suites
- Visitors parking provided on the first level of the above ground garage
- Fitness centre
- Yoga studio, change room and lounge
- Bar with lounge area
- Spacious party room with fireplace (party room can be opened to access the outdoor garden oasis and reflecting pool.)
- Elegant dining room with lounge and kitchen

ADDITIONAL INFORMATION:

Inclusions: Paneled Miele 24” refrigerator with bottom freezer, Miele 24” stainless steel oven, Miele 24” Coran glass cooktop, 24” integrated exhaust fan, 24” stainless steel microwave oven, paneled Miele 24” fully integrated dishwasher, Frigidaire stacked washer and dryer and all electrical light fixtures.

Exclusions: None.

Maintenance: \$414.82 includes gas, water, common elements, building insurance, parking and locker.

Parking: One Owned Parking Unit 27 Level 6

Locker: One Owned Locker Unit 61, Level “A”

Taxes: Estimated at \$435 per month – to be assessed.

Possession: 30 days or to be arranged.

OFFERED FOR SALE AT \$798,000

MAIN FLOOR

FOYER

- Engineered hardwood floor
- Large closet with mirrored sliding door
- Security panel

LIVING ROOM / DINING ROOM

- Engineered hardwood floor
- Electrical outlet for light fixture over dining area
- Cable outlet
- Glass sliding doors with walkout to large north facing balcony
- Clear tree top views overlooking the Annex and Yorkville

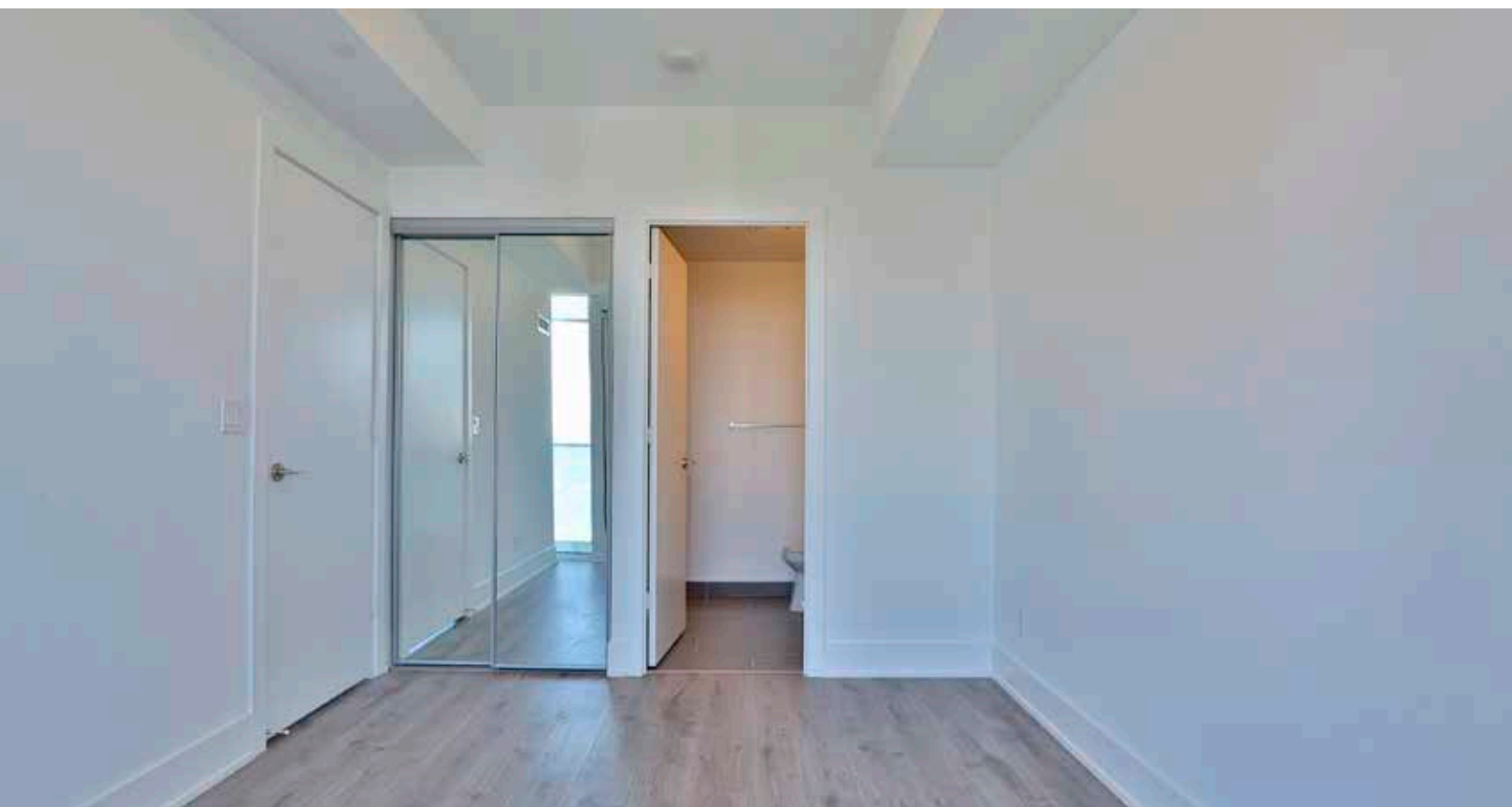
KITCHEN

- Engineered hardwood floor
- Centre island with built-in microwave oven and dishwasher
- Quartz countertop
- Custom cabinetry with valence lighting
- Stainless steel appliances
- Deep stainless steel sink with Moen faucet
- Subway tile backsplash
- Plenty of storage space
- Cable outlet

MEDIA AREA

- Engineered hardwood floor
- Space for work station and shelving
- Cable outlet





MASTER BEDROOM

- Engineered hardwood floor
- Double closet with built-in organizers
- Cable outlet
- Walkout to balcony overlooking the Annex and Yorkville

THREE PIECE MASTER ENSUITE

- Porcelain tile floor
- Contemporary designer vanity with deep drawer
- Quartz countertop
- Separate shower with glass enclosure
- Stainless steel faucet



DEN/OFFICE

- French doors
- Laminate floor
- Storage nook for built-ins

FOUR PIECE BATHROOM

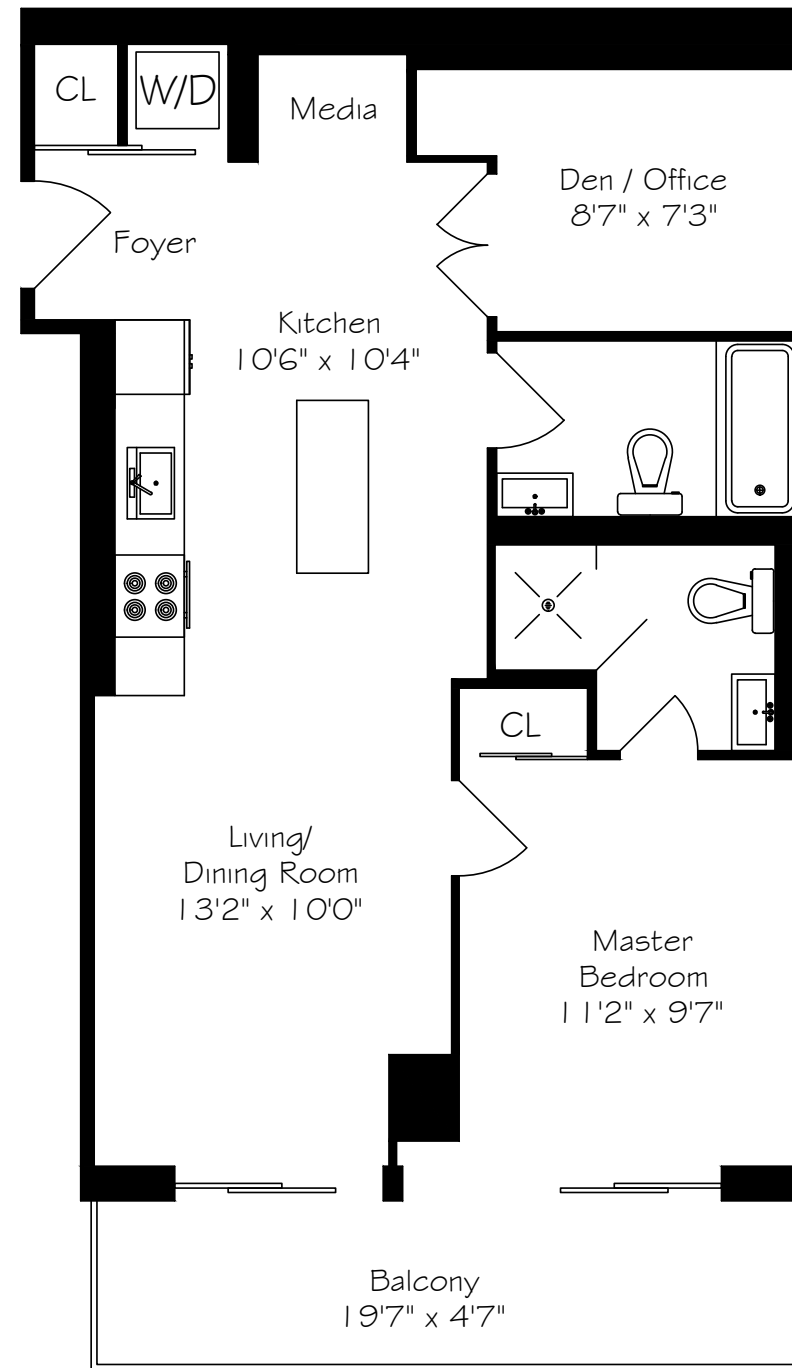
- Porcelain tile floor
- Contemporary designer vanity with deep drawer
- Deep soaker tub with shower

LAUNDRY

- Full size Frigidaire stacked washer and dryer

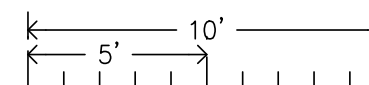
BALCONY

- 96 square feet of open balcony overlooking the Annex and Yorkville
- Privacy panel
- Frosted glass railings



Suite 2007 - 702 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only





your BEST MOVE

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