



 1414
Bayview

Leaside Gets It.



Welcome to 1414 Bayview Avenue. A boutique residential building offering forty-four impeccably designed one, two and three-bedroom suites in the heart of Leaside.

Designed to provide residents with refined finishes and uncompromising quality, 1414 Bayview Avenue sits within the heart of the Bayview "High Street," offering residents the best of urban living in a peaceful and elegant community setting.

The residences of 1414 Bayview Avenue are designed with a heightened attention to detail. Smart and generous layouts, superior quality finishes and materials as well as state-of-the-art appliances have been used to ensure that the residences appeal to the most discerning buyers.

Features

- Boutique residential building offering only 44 residences
- Designed by Peter Clewes of Architects Alliance
- Interiors by Sixteen Degree Studio
- Indoor/outdoor living with fully operational full height doors on east-facing units
- Impressive ceiling heights
- 9' clear ceiling heights throughout, 10' ceiling heights for the Penthouses
- Premium engineered hardwood floors
- Custom European designed kitchen and island cabinetry with soft close doors
- Miele stainless steel appliances
- Modern Kohler bathroom fixtures
- Contemporary and high-quality finishes & materials
- Two & Three bedroom units include one parking spot
- 8th Floor Penthouses include two parking spots

Amenities

- 12 hour concierge, CCTV system and key fob access
- Double height lobby providing a sophisticated arrival experience
- Library lounge and outdoor terrace
- No fee bicycle parking
- No fee visitor parking

Sustainability

- Nest or Ecobee smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and gas to be separately metered
- Modern, energy-efficient appliances
- Provision for future electric vehicle charging
- Green roof for energy efficiency and water retention

Pricing starting from **\$749,000**

Unit Mix

- One Bedroom | 9 Units | 459 - 815 sq. ft.
- Two Bedrooms | 25 Units | 880 - 1345 sq.ft.
- Three Bedrooms | 4 Units | 1457 - 1627 sq. ft.
- Two Bedroom Penthouse | 4 Units | 1052 - 1112 sq. ft.
- Three Bedroom Penthouse | 2 Units | 2112 - 21125 sq. ft.

Project Details

Completion Date	Fall 2022
Lockers; Available for Sale	Cage Locker \$7,500 Room Locker \$12,500
Additional Parking	\$78,500
Maintenance Fees	-\$,6945 per square foot, per month* -Parking: \$8995 per month -Locker: \$2995 per month *Excludes Hydro, Water & Gas
Standard Deposit Structure	\$10,000 upon signing agreement Balance to 5% in 30 days 5% in 90 days 5% in 180 days 5% in 365 days





Gairloch
Product of Design

Developer


HEAPS ESTRIN
REAL ESTATE TEAM

Exclusive Sales Agent

For more information visit www.1414bayview.com