

Welcome To

7071 Bayview Avenue

Suite 111

Foyer	10'8" x 7'8"	3.29 x 2.38m	<ul style="list-style-type: none">• Double Closet with Organizers• Marble Floor• Cornice Mouldings• 10 ft. Ceiling
Powder Room			<ul style="list-style-type: none">• 2-Piece• Vanity Stone Counter-Top• Recessed Pot Lights• Marble Floor
Living Room	15'9" x 13'	4.84 x 3.96m	<ul style="list-style-type: none">• Electric Fireplace• Hardwood Floors• 10 ft. Ceiling• Cornice Mouldings• Walk-Out to Balcony Overlooking the Ravine
Dining Room	17'3" x 14'6"	5.27 x 4.45m	<ul style="list-style-type: none">• Open Concept• Hardwood Floors• 10 ft. Ceiling• Cornice Mouldings
Kitchen	20'1" x 12'	6.13 x 3.66m	<ul style="list-style-type: none">• Renovated (2017)• Centre Island• Cork Floors• Quartex Counter-Top• Quartex Backsplash• Recessed Pot Lights• French Doors• Undercounter Lighting• Marble Window Sills• Cornice Mouldings• 10 ft. Ceilings• Combined with Breakfast Area• Walk-Out to Balcony Overlooking the Ravine

Den	10'10" x 10'5"	3.20 x 3.08m	<ul style="list-style-type: none"> • French Doors • Hardwood Floors • Recessed Pot Lights • 10 ft. Tray Ceiling • Cornice Mouldings
Master Bedroom	16'1" x 13'	4.91 x 3.96m	<ul style="list-style-type: none"> • Bow Window Overlooking the Ravine • 2 Walk-In Closets with Organizers • Double Closet • Recessed Pot Lights • 10 ft. Ceiling • Cornice Mouldings
Master Ensuite Bathroom			<ul style="list-style-type: none"> • 5-Piece with 2 Sinks, Jacuzzi Tub and Stall Shower • Recessed Pot Lights • Marble Floor • Vanity Stone Counter-Tops • 10 ft. Ceiling
Second Bedroom	12'9" x 11'	3.93 x 3.35m	<ul style="list-style-type: none"> • Double Closet • Hardwood Floors • Recessed Pot Lights • 10 ft. Ceiling • Cornice Mouldings
Second Ensuite Bathroom			<ul style="list-style-type: none"> • 4-Piece • Tile Floor
Laundry Room			<ul style="list-style-type: none"> • Laundry Sink
Two Utility Rooms			
Balcony	12'1" x 7'2"	3.69 x 2.19m	<ul style="list-style-type: none"> • Private and Surrounded by a Canopy of Trees • Tiled

Additional Information

Inclusions

- KitchenAid Refrigerator
- KitchenAid Induction Stove-Top
- KitchenAid Oven and Microwave
- KitchenAid Dishwasher
- Stainless Steel Wine Refrigerator
- Exhaust Fan
- GE Washer
- Samsung Dryer
- Window Coverings Except Where Excluded
- Electric Light Fixtures Except Where Excluded
- Central Vacuum System and Related Attachments
- Powder Room Mirror
- Master Bathroom Mirrors
- Master Bathroom Wall Sconces
- Closet Organizers

Exclusions

- Master Bedroom Hanging Fixture
- 2 Master Bathroom Hanging Fixtures
- 2nd Bedroom Hanging Fixture
- 2nd Bedroom Bath Mirror and All Mirrors on Hooks
- Living Room Drapes and Rods

Heating/Cooling

- Forced Air Gas with Heat Pump Component
- 2 Heat Pumps
- Central Air Conditioning

Maintenance

- \$1756.28 per month
- Includes: water, common elements, building insurance and parking

Legal Description

- YRSC 1020
- Level 1 Unit 11

Property Taxes

- \$9,563.28 per Annum (2019)

Parking/Locker

- 2 Deeded Underground Parking Spaces
- Known As C66 and C67
- One Deeded Out-of-Suite Locker
- Known As A32

Amenities

- 24 Hr. Concierge
- Exercise Room
- Indoor Pool
- Sauna
- Hot Tub
- Party Room
- Library (Media Centre)
- Garden Lounge
- Games Room (Billiards Room)
- Bike Storage
- 1 Guest Suite
- Visitor Parking

Possession

- 60-90 Days or To Be Arranged



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.