

Welcome To

1001 Bay Street #2604

Foyer	12' x 4' 3.66 x 1.22m	<ul style="list-style-type: none">◦ Mirrored Double Closet◦ Stone Tile Floors◦ Pot Lights
Living Room	32'6" x 12' 9.94 x 3.66 m	<ul style="list-style-type: none">◦ Open Concept◦ High Ceilings◦ Large Picture Windows with Spectacular Northeast City Views◦ Marble Tile Floors◦ Pot Lights
Dining Room	32'6" x 12' 9.94 x 3.66 m	<ul style="list-style-type: none">◦ Combined with Living Room◦ High Ceilings◦ Large Picture Windows With Spectacular Northeast City Views◦ Marble Tile Floors◦ Pot Lights
Kitchen	9' x 8' 2.74 x 2.44 m	<ul style="list-style-type: none">◦ Renovated Designer Kitchen◦ Breakfast Bar◦ Onyx and Marble Checkered Tile Floors◦ Stone Countertops and Backsplash◦ Pot Lights◦ Integrated Stainless Steel Appliances◦ Dark Cabinetry◦ Stacked Washer and Dryer
Primary Bedroom	13' x 11' 3.96 x 3.35 m	<ul style="list-style-type: none">◦ Grey Laminate Floors◦ Open Double Closet◦ Mirrored Single Closet◦ Pot Lights◦ Large Picture Windows With South City Views
Primary Bathroom		<ul style="list-style-type: none">◦ 5-Piece Ensuite◦ Sink, Toilet, Bidet, Jacuzzi Tub With Shower◦ White Marble Tile Floors

Second Bedroom	14'9" x 11'1" 3.96 x 3.35 m	<ul style="list-style-type: none"> ◦ Grey Laminate Floors ◦ Large Picture Windows With Southeast City Views ◦ Closet ◦ Pot Lights
Bathroom		<ul style="list-style-type: none"> ◦ 3-Piece ◦ Sink, Toilet and Enclosed Shower ◦ White Marble Tile Floors

Additional Information

Inclusions	<ul style="list-style-type: none"> ◦ Bosch Stainless Steel Refrigerator ◦ Bosch Stove-Top ◦ Bosch Stainless Steel Oven ◦ Bosch Stainless Steel Dishwasher ◦ Bosch Stainless Steel Microwave ◦ Electrolux Stacked Washer and Dryer ◦ Custom Window Blinds ◦ Closet Unit in Second Bedroom ◦ Electric Light Fixtures
Exclusions	<ul style="list-style-type: none"> ◦ Hot Water Tank (if rental)
Property Taxes	<ul style="list-style-type: none"> ◦ \$3,608.34 per annum (2022)
Legal Description	<ul style="list-style-type: none"> ◦ MTCC 876, Level 26, Unit 4
Parking/Locker	<ul style="list-style-type: none"> ◦ One Deeded Underground Parking Space ◦ Known As Level B #181 ◦ One Exclusive Out-of-Suite Locker ◦ Known As Level B #A44
Maintenance Fees	<ul style="list-style-type: none"> ◦ \$992.59 per month ◦ Includes: Water, Basic Cable TV + Internet (Until April 2026), Common Elements, Building Insurance and Parking
Heating/Cooling	<ul style="list-style-type: none"> ◦ Heat Pump Electric Heating ◦ Central Air Conditioning

Possession ◦ 30 Days or To Be Arranged

Building Amenities ◦ 24/7 Concierge
◦ Exercise Room
◦ Sauna
◦ Basketball Court
◦ Squash/Racquet Court
◦ Two Guest Suites
◦ Indoor Saltwater Pool
◦ Visitor Parking



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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.