

# 1132 Bay St. #1702

## *Bay Street Corridor*

|                 |                                    |  |
|-----------------|------------------------------------|--|
| Foyer           | 17' 7" x 11'<br>5.36 m x 3.35 m    | <ul style="list-style-type: none"> <li>➤ 9-Ft Ceiling</li> <li>➤ Closet</li> <li>➤ Large Storage Room</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ Pot Lights</li> <li>➤ Mouldings and Baseboards</li> </ul>   |
| Powder Room     |                                    | <ul style="list-style-type: none"> <li>➤ 2-Piece</li> </ul>  |
| Living Room     | 29' 9" x 26' 7"<br>9.07 m x 8.10 m | <ul style="list-style-type: none"> <li>➤ Woodburning Fireplace</li> <li>➤ Track Lights</li> <li>➤ Picture Windows</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ 9-Ft Ceiling</li> <li>➤ Open Concept</li> <li>➤ Mouldings and Baseboards</li> <li>➤ East &amp; South Views</li> </ul>                   |
| Dining Room     | 29' 9" x 26' 7"<br>9.07 m x 8.10 m | <ul style="list-style-type: none"> <li>➤ Track Lights</li> <li>➤ Picture Windows</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ 9-Ft Ceiling</li> <li>➤ Built-In Display Shelves &amp; Cabinet</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Combined with Living Area</li> <li>➤ East Views</li> </ul> |
| Office/Den      | 15' 10" x 13'<br>4.83 m x 3.96 m   | <ul style="list-style-type: none"> <li>➤ Built-in Bookshelves</li> <li>➤ Track Lights</li> <li>➤ Picture Windows</li> <li>➤ East Views</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Can Be Used as Separate Dining Room</li> </ul>                                 |
| Kitchen         | 17' x 15' 8"<br>5.18 m x 4.78 m    | <ul style="list-style-type: none"> <li>➤ Downsvie Kitchen</li> <li>➤ Granite Countertops</li> <li>➤ Mirrored Backsplash</li> <li>➤ Picture Window</li> <li>➤ Eat-In Area</li> <li>➤ Tile Floor</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Integrated Stainless Steel Appliances</li> </ul>             |
| Primary Bedroom | 17' 3" x 14' 2"<br>5.26 m x 4.32 m | <ul style="list-style-type: none"> <li>➤ Engineered Hardwood Floors</li> <li>➤ Large Walk-In Closet with Organizers</li> <li>➤ Second Walk-In Closet &amp; Double Closet</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Picture Windows</li> </ul>   |

|                   |                                  |  |
|-------------------|----------------------------------|--|
| Primary Ensuite   |                                  | <ul style="list-style-type: none"> <li>➤ 6-Piece</li> <li>➤ Air Jet Tub</li> <li>➤ Large Steam Shower</li> <li>➤ Double Sinks</li> <li>➤ Vanity</li> <li>➤ Corner Stacked Shelving</li> <li>➤ Bidet</li> <li>➤ Mouldings and Baseboards</li> </ul> |
| Secondary Bedroom | 15' x 11' 10"<br>4.57 m x 3.61 m | <ul style="list-style-type: none"> <li>➤ Engineered Hardwood Floors</li> <li>➤ Pot Lights</li> <li>➤ Closet</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Picture Window</li> </ul>   |
| Secondary Ensuite |                                  | <ul style="list-style-type: none"> <li>➤ Renovated 3-Piece Ensuite</li> </ul>  |
| Laundry           |                                  | <ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Side-by-Side Washer/Dryer</li> </ul>  |

*Additional Information*

|                   |  |   |
|-------------------|--|---|
| Inclusions        |  | <ul style="list-style-type: none"> <li>➤ Stainless Steel Kitchen Aid Refrigerator</li> <li>➤ Bosch Stainless Steel Stovetop</li> <li>➤ Bosch Stainless Steel Oven</li> <li>➤ Bosch Stainless Steel Convection Microwave</li> <li>➤ Bosch Stainless Steel Dishwasher</li> <li>➤ Thermador Stainless Steel Exhaust Fan</li> <li>➤ Side-by-Side Samsung Washer &amp; Dryer</li> <li>➤ Electrical Light Fixtures</li> <li>➤ Aprilaire Humidifier</li> <li>➤ Hot Water Tank (owned)</li> <li>➤ Shutters</li> </ul> |
| Legal Description |  | <ul style="list-style-type: none"> <li>➤ MTCC 633</li> <li>➤ Level 11 / Unit 2</li> </ul>   |
| Heating/Cooling   |  | <ul style="list-style-type: none"> <li>➤ Electric Heat Pump Heating</li> <li>➤ Central Air Conditioning</li> </ul>  |
| Maintenance Fees  |  | <ul style="list-style-type: none"> <li>➤ \$2,650 per Month, Includes:             <ul style="list-style-type: none"> <li>○ Water</li> <li>○ Common Elements</li> <li>○ Building Insurance</li> <li>○ Parking</li> </ul> </li> </ul>   |
| Taxes             |  | <ul style="list-style-type: none"> <li>➤ \$8,435.03 per annum (2023)</li> </ul>   |
| Parking           |  | <ul style="list-style-type: none"> <li>➤ 1 Deeded Underground Parking Space</li> <li>➤ Known as Level B #6</li> <li>➤ 1 Exclusive Out-of-Suite Locker</li> <li>➤ Known as Level A #17</li> </ul>  |
| Possession        |  | <ul style="list-style-type: none"> <li>➤ 30 – 60 Days / TBA</li> </ul>  |



### Building Amenities

- 24-Hour Concierge
- Sauna (5<sup>th</sup> floor)
- Visitor Parking (after 5:30pm on weekdays and weekend - office spaces are used for visitors parking - no visitor parking during the day)
- Gym (5<sup>th</sup> floor)
- Covered Outdoor Terrace (5<sup>th</sup> floor – one covered, other side open)
- Indoor Pool (5<sup>th</sup> floor)

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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 that we believe are reliable, but for which we assume no responsibility.