

1166 BAY STREET PENTHOUSE #2

Property Details

Taxes:	\$16,976.66 (2023)
Maintenance Fees:	\$5,538.02 / monthly
Square Footage:	Approximately 4,400 sq ft
Closing Date:	30/60 days
Locker:	Two lockers (Level L 7 & 8) Leased for \$245.34 for 2024
Parking:	Four parking spaces (Level B22 & Level C45)

Inclusions: JennAir side-by-side fridge, KitchenAid double wall oven, built-in Panasonic microwave, Amana flat cooktop, KitchenAid dishwasher; all electric light fixtures; Amana fridge; stacked washer and dryer; all window coverings + blinds; all broadloom where laid. Two Daikin HVAC units (owned).

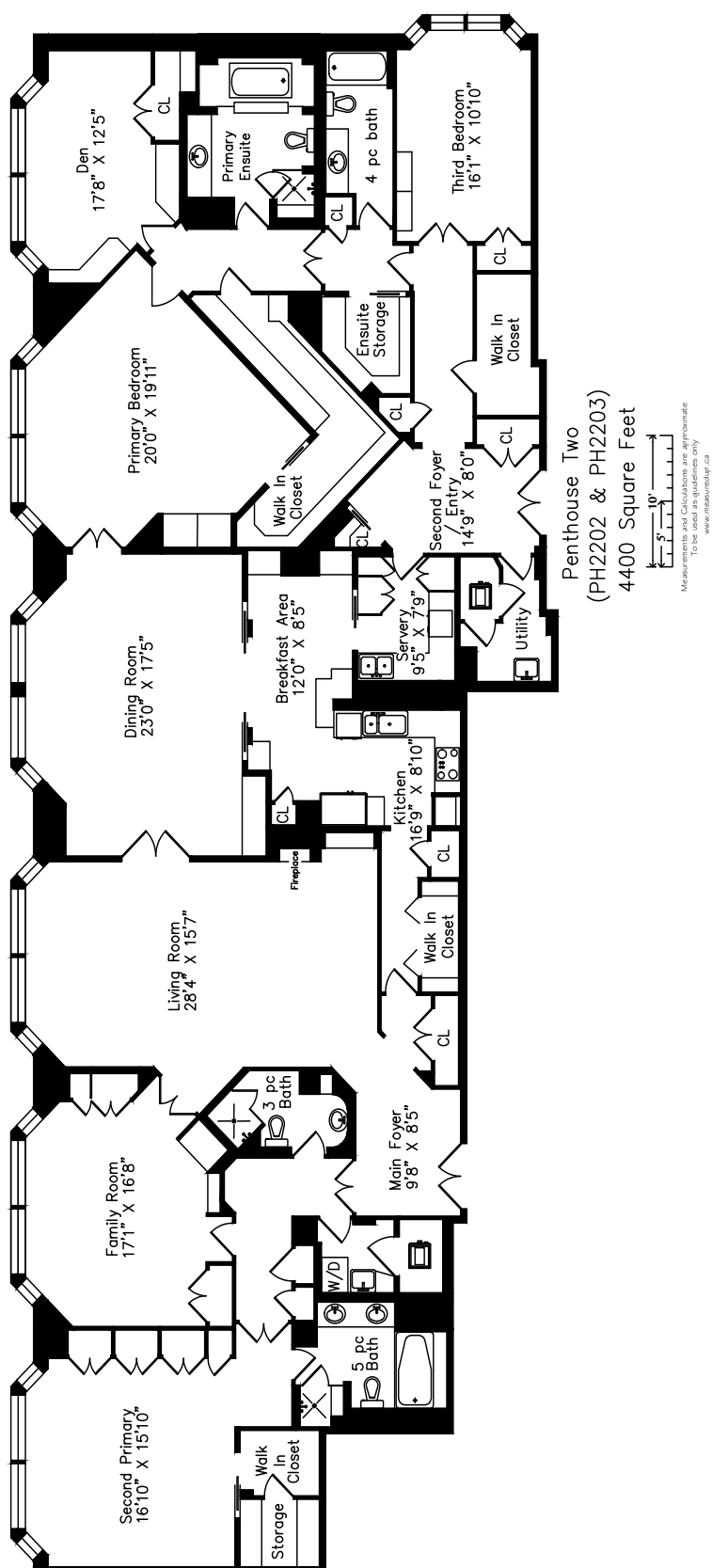
Exclusions: Any and all artwork; and all household furniture; hardwired bedside table in second primary bedroom.

Building Amenities:

- Valet parking (residents and guests)
- Valet services including bringing your parcels and dry-cleaning upstairs
- Mail handed to you personally
- Beautiful party room
- Fitness centre
- Indoor swimming pool
- Ladies & men's change rooms
- Saunas
- Car wash (additional cost)
- Massive rooftop terrace area with table sets and two BBQ's
- Commercial confidential document shredding
- Recycling of everything including ink cartridges, batteries, electronics. Clothing collection bin for the needy
- Full time on-site professional management

Other Pertinent Details:

- Four parking spaces
- Two large lockers (leased)
- Extra tall ceilings in penthouse level
- Wood-burning fireplace is allowed, but seller makes no representations



For more information regarding this property, please contact Trish, Christian, Paul at (416) 960-9995

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Main Foyer

- Granite tile flooring in an art deco design
- Double entry door
- Double closet
- Smoked glass mirrored wall
- Recessed LED lighting
- Double doors to guest area, art display and guest bathroom

Living Room

- Double, over-height, high lacquer finished doors, with art deco moulding, hardware and hinges
- Ebony-stained wood flooring
- Wood-burning fireplace with marble facing (fireplace in "as is" condition)
- Custom cabinetry with open shelves and lower storage cupboards
- Smoked glass mirrored wall
- Bay window with blinds and east exposure
- Recessed LED lighting

Formal Dining Room

- Two double, over-height, high lacquer finished doors, with art deco moulding, hardware and hinges
- Double pocket doors to kitchen
- Ebony-stained wood flooring
- Built-in floating china cabinet with black granite countertop, display lighting and smoked glass mirror
- Bay window with blinds and east exposure
- Smoked glass mirrored wall
- Art deco light fixture
- Recessed LED lighting

Eat-in Kitchen

- Black granite countertops
- Smoked glass mirrored backsplash
- JennAir side-by-side fridge, KitchenAid double wall oven, built-in Panasonic microwave, Amana flat cooktop, KitchenAid dishwasher
- Two pantry cupboards
- Double walk-in storage cupboard
- Breakfast area with tray ceiling
- Three built-in storage cabinets with shelving
- Recessed LED lighting

Servery

- Upper and lower cabinets with under-cabinet lighting
- KitchenAid dishwasher
- Ceramic tile backsplash
- Tall storage cabinets
- Secondary service door to back hallway (and second entry)
- Recessed LED lighting

Family Room

- Extra height, double, high-lacquer finished doors, with art deco moulding, hardware and hinges
- Broadloom
- Double closet
- Custom cabinetry in a high-lacquer finish with open shelves and cupboards
- Built-in desk area and media cupboard
- Bay window with blinds and east exposure
- Recessed LED lighting

Three-Piece Bathroom

- Granite tile flooring
- Pedestal sink
- Walk-in shower (with granite surround, handheld wand and glass enclosure)
- Black toilet
- Open glass display shelves and storage cupboard
- Round mirror
- Recessed LED lighting

Second Primary Bedroom

- Broadloom
- Wall-to-wall mirrored closets
- Walk-in closet and adjoining locked storage room
- Bay window with blinds, sheers and drapery
- Recessed LED lighting

Five-Piece Ensuite Bathroom

- Marble tile flooring
- Vanity with marble countertop and two undermounted sinks
- Walk-in shower (with marble surround and glass enclosure)
- Soaker tub
- Large mirror
- Two mirrored medicine cabinets
- Recessed LED lighting

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Primary Suite

- Double entry doors
- Broadloom
- Oversized walk-in closet with organizers
- Custom media cabinetry in a high-lacquer finish
- Bay window with blinds, sheers and drapery
- Recessed directional LED lighting

Four-Piece Primary Ensuite Bathroom

- Marble tile flooring
- Marble clad walls
- Vanity (with marble countertop, makeup area and undermounted sink)
- Walk-in shower (with bench, handheld wand, marble surround and glass enclosure)
- Bain Ultra soaker tub
- Open shelves
- Large mirror
- Barreled ceiling over tub
- Two wall sconces
- Recessed LED lighting

Den

- Broadloom
- Custom built-ins with open shelves and drawers
- Built-in desk area
- Double closet
- Large window with blinds
- Mirrored wall
- Reading lights
- Recessed LED lighting and task lighting

Third Bedroom

- Double entry doors
- Broadloom
- Double closet with organizers
- Closet
- South facing bay window with blinds

Four-Piece Bathroom

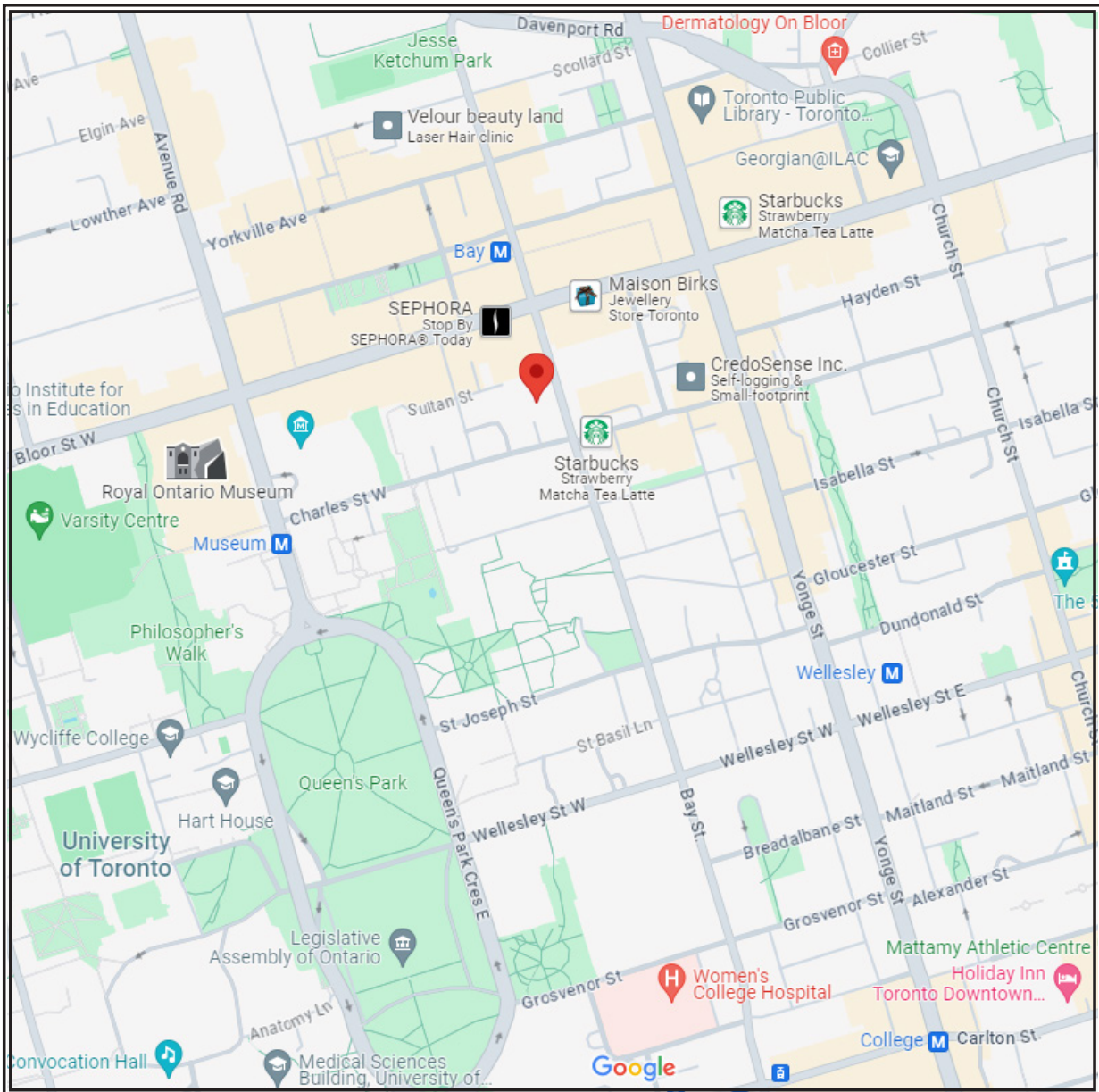
- Marble tile flooring
- Marble clad walls
- Vanity (with marble countertop and undermounted sink)
- Tub + shower combination (with soap holder, marble surround and glass half wall)
- Large mirror
- Two wall sconces
- Recessed LED lighting

Laundry Room

- Black high gloss durable flooring
- Stacked washer and dryer
- Laundry sink
- Storage cupboards
- Two privacy side hallways with art wall, walk-in storage closet and additional storage closet
- **Side Entry** with double closet, storage closet and direct entry to servery
- **Two Utility Rooms**; one with side-by-side Amana fridge, laundry sink, storage cabinets

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