



99 Foxbar Road, Suite 702

Sophisticated Style

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PROPERTY DESCRIPTION

Sophistication at its finest in the Forest Hill area. An incredible split bedroom layout with over 1200 square feet of luxury living. Part of the Foxbar Collection in The Blue Diamond provides elevated finishes and designs throughout. The kitchen is exquisite, and was designed with custom millwork, an expansive quartz 5-seater island and seamlessly integrated Bosch full sized appliances. Wall-to-wall floor-to-ceiling windows and a private 160 square foot balcony present incredible skyline and streetscape views from this corner unit. The king-sized primary bedroom enjoys splendid views from the Juliet balcony and includes two closets including a custom walk-in. The spa-like 6-piece ensuite bath has a soaker tub with frameless rain shower and double sink vanity. The equally spacious second bedroom features a built-in home office equipped with desk, bookcase storage and filing cabinets. Servicing the second bedroom and visiting guests is the beautiful 3-piece bathroom. Coveted side-by-side parking and dual lockers which are conveniently located on the same level.

Exceptionally well managed and maintained residence that feels as if you're living in a boutique hotel. The impressive two-level lobby includes 24-hour concierge and security service. A party room, board room, guest suites and visitors parking are all located for your enjoyment within the building.

Easy underground access to exceptional amenities including the exclusive Imperial Club, The Market by Longo's, a flagship LCBO. The Imperial Club provides over 20,000 square feet of extraordinary amenities such as an indoor pool, squash courts, state-of-the-art gym, yoga and spin studios, golf simulator, games room, cinema, sound studios and much more!



PROPERTY DETAILS

Details

Bedrooms: 2

Bathrooms: 2

Square Footage: 1,210 + 160 balcony

Parking: 2 side-by-side underground parking spaces (P4-R39, P4-R40)

Lockers: 2 side-by-side lockers (P4-108, P4-109)

Yearly Taxes: \$5,856.54 (2023)

Monthly Maintenance Fees: \$1,261.64

Building Name: The Blue Diamond

Property Management: Forest Hill Kipling

Building Amenities: The Imperial Club: theatre, sound studio, green room, media room, entertainment lounge, board room, golf simulator, fitness with aerobics room, yoga studio, men's and women's change rooms, steam room, squash courts, swimming pool, hot tub. visitors parking. Underground access to Longo's and LCBO. 24-hour concierge, party room, guest suites, board room, lounge.

Inclusions & Exclusions

Inclusions: refrigerator, cooktop, oven, hood fan, built-in microwave, dishwasher, washer & dryer, all electrical light fixtures, all roller blinds, all bathroom mirrors, all HVAC & equipment.

Exclusions: all mirrors (except bathroom mirrors)



HIGHLIGHTS

- Almost new, upscale The Blue Diamond development located in the exclusive Forest Hill area
- Upgraded suite part of the Foxbar Collection
- Custom kitchen with European millwork and soft-close cabinetry
- Premium quartz countertops and expansive 5-seater eat-in island
- Integrated Bosch appliances: induction cooktop with coordinated range hood, oven, refrigerator with bottom-mount freezer & dishwasher
- Plank engineered hardwood flooring throughout
- King sized primary with juliet balcony, custom walk-in, a spacious 2nd storage closet
- 6-piece spa-like ensuite with soaker tub, rain showers & dual sink vanity with quartz counters
- Built-in office with desk, bookcase storage and filing cabinets
- Sun filled open concept, split bedroom layout
- South West facing corner unit with wall-to-wall windows & smooth ceilings
- Splendid skyline and streetscape views
- 160 square foot private balcony
- Ensuite stacked Blomberg laundry
- Individually controlled dual heating and air conditioning systems
- Custom walk-in in the primary suite
- Coveted side-by-side parking spaces & side-by-side lockers located on the same level
- Underground access to the Imperial Club which provides 20,000 sqft of extraordinary amenities such as an indoor pool, squash courts, gym, yoga & spin studios, golf simulator, cinema & recording studio. The Market by Longo's & LCBO are also accessible here.
- Exceptional 24-hour concierge team, party room, guest suites & visitors parking
- Minutes to St. Clair Subway Station
- A few short blocks to the vibrant Yonge & St. Clair corridor with a variety of shopping, dining and entertainment options



PROPERTY INFORMATION

Foyer

- Plank engineered hardwood flooring
- Flush mount lighting
- Double door closet
- Laundry closet w/blomberg stacked washer & dryer

Kitchen

- Plank engineered hardwood flooring
- Track & under cabinet lighting
- Custom European millwork w/soft-close cabinetry
- Premium quartz countertops w/glass tile backsplash
- Integrated full sized Bosch appliances: induction cooktop & coordinated range hood, oven, refrigerator w/bottom-mount freezer, dishwasher & built-in Panasonic microwave
- Expansive quartz 5-seater island w/electrical outlets
- Stainless steel double bowl undermount sink
- Double door pantry
- Roller blinds
- Walk-out to balcony

Living

- Plank engineered hardwood flooring
- Floor-to-ceiling South facing windows
- Serene skyline views
- Two heating & cooling systems (individually controlled)
- Combined w/dining
- In-floor electrical outlets
- Roller blinds

Dining

- Plank engineered hardwood flooring
- Modern pendant lighting
- Floor-to-ceiling West facing windows
- Combined w/living
- In-floor electrical outlets
- Roller blinds



PROPERTY INFORMATION

Primary

- Plank engineered hardwood flooring
- Ceiling fan & flush mount lighting
- Custom closets: double closet & walk-in
- 6-piece ensuite bath
- Juliet balcony
- Blackout roller blinds

Primary 6-Piece Ensuite

- Porcelain tile flooring
- Sconce & pot lighting
- Soaker tub w/rain shower
- Quartz vanity w/dual undermount sinks
- Mirrored medicine cabinet
- Frameless glass walk-in shower with rain head

Second Bedroom

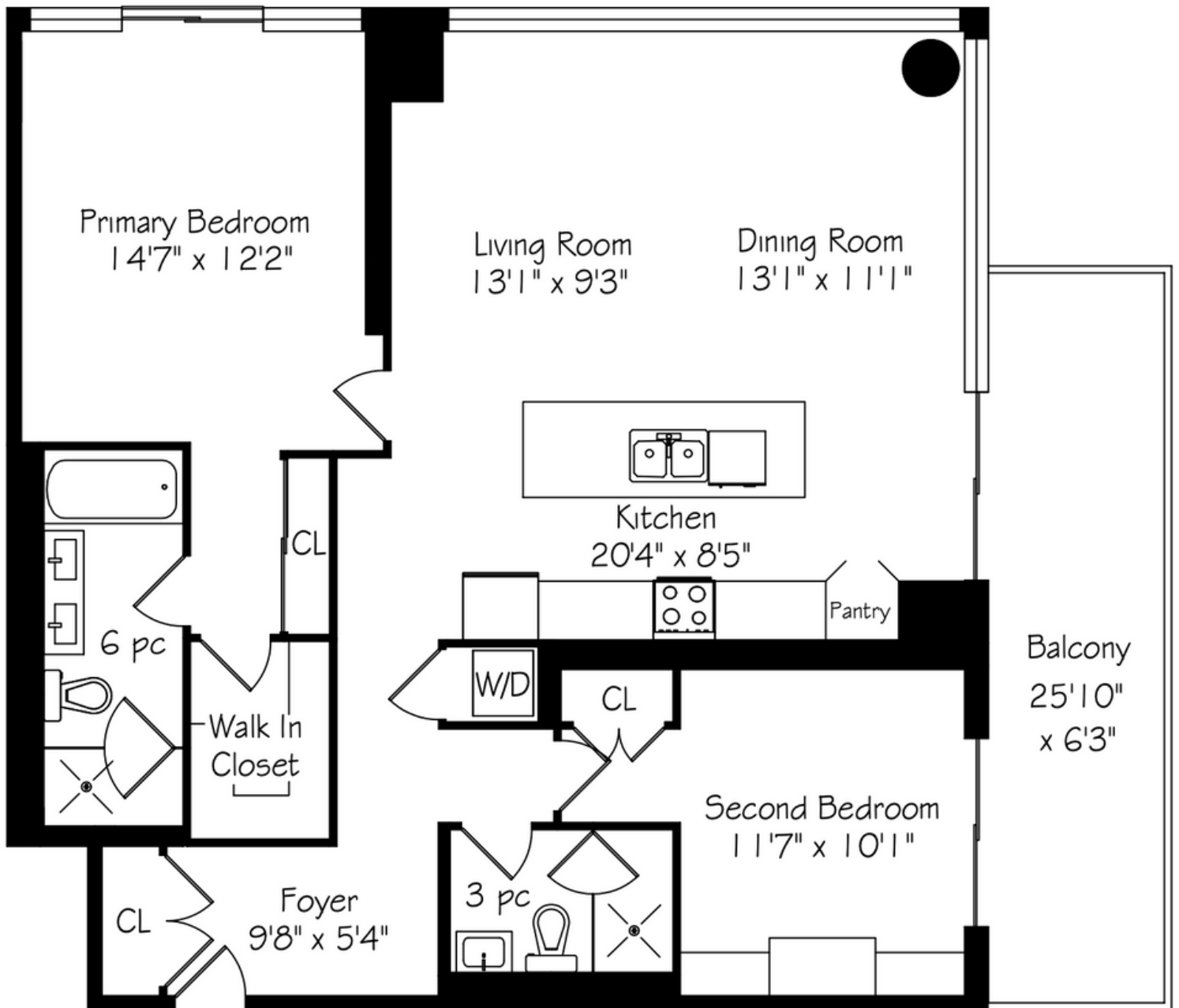
- Plank engineered hardwood flooring
- Flush mount lighting
- Built-in office w/custom desk & wall storage
- Closet
- Roller blinds
- Walk-out to balcony

3-Piece Bathroom

- Tile flooring
- Sconce & pot lighting
- Frameless glass walk-in shower with rain head
- Quartz vanity w/undermount sink



FLOOR PLAN





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