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Signature Realty  
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca\*, Sarah O'Neill\*, Katie Mills\*, Sue Mills\*, Alex Mills\*\*,  
Victoria Mills Delsnyder, Diane Fujita\*, Laura Lee\* | \* SALES REPRESENTATIVE \*\* BROKER

THE MILLS TEAM  
is proud to present

1888 BAYVIEW AVENUE  
UNIT 205



1888Bayview205.com

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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 on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative \*\* Broker





## ADDITIONAL INFO

- Taxes:** \$6,191.76 (Annual in 2016)
- Possession:** 90 days or to be arranged
- Parking:** Two owned parking spaces - Level B Unit 18 & 19
- Locker:** One owned locker - Level B Unit 114
- Maintenance Fee:** \$1,029.53 (Monthly 2017)
- Includes:** Water, common elements, building insurance and parking and locker
- Heating:** Heating and central air conditioning fan coil
- Utility Cost:** Heat & hydro: Approximately \$93/month (2017)
- Square Footage:** 1,397 feet (as per floor plan)
- Amenities:** Concierge, security system, indoor pool, hot tub, steam room, exercise room, party room, guest suite and visitor parking
- Pet restrictions:** 2 pet maximum - less than 40 lbs.
- Exposure:** Large 223 sq ft terrace with west exposure
- Property Manager:** Del Property Management:  
Meredith Rosenfeldt 647-340-6229
- Inclusions:** Miele refrigerator with paneled door, Miele oven with warming drawer, KitchenAid induction stovetop, Panasonic microwave, hood exhaust, Miele dishwasher with paneled door, Blomberg front loading washer and dryer, wine fridge, Samsung TV in living room with arm attachment and 2nd bedroom/family room Sony TV with remotes, ethanol fireplace, all custom cabinetry, built-in cabinets, desk and closet organizers, all light fixtures (excluding dining room light chandelier), all solar blinds and draperies, in-ceiling speakers and attached speakers in living room, all planters on terrace with irrigation system and gas BBQ hook-up
- Exclusions:** Dining room light chandelier, Electrolux vacuum and holder, gas BBQ, water feature on terrace

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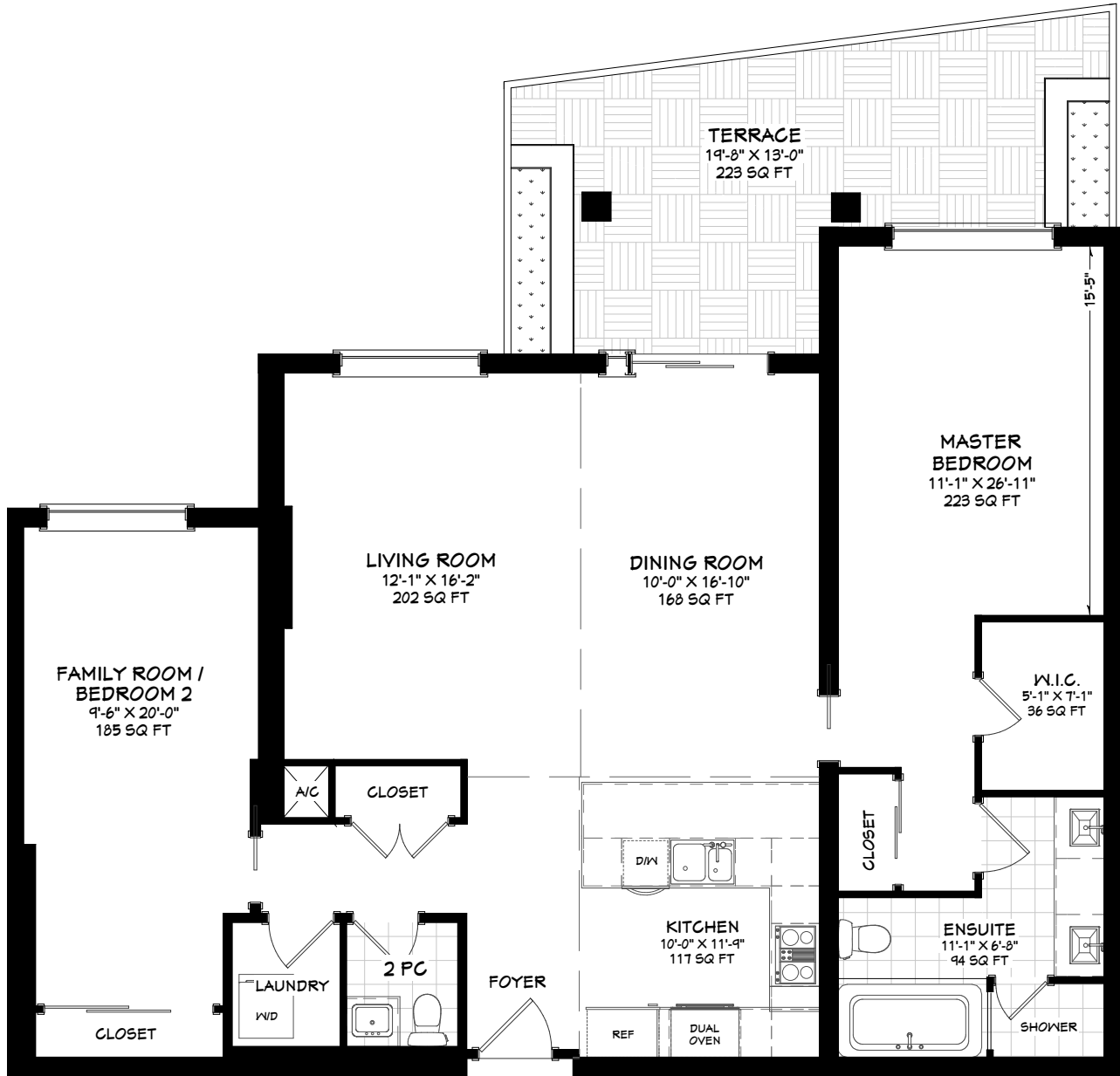
## UPGRADES & IMPROVEMENTS

### Over \$160,000 in Upgrades and Custom Improvements

- A fabulous, open-concept chef's kitchen with:
  - Upgraded top-of-the-line two toned cabinetry with custom corner pull out drawers to maximize space and storage
  - Oversized quartz counter with breakfast bar, seating for 4 stools and built-in storage and electricity
  - Glass tile backsplash and task lighting
  - Upgraded stainless steel appliances: Miele refrigerator with paneled door, Miele oven with warming drawer, KitchenAid induction stovetop, Panasonic microwave/hood exhaust, Miele dishwasher with paneled door
  - Built-in step stool in kick plate at bottom of cabinetry
- Master bathroom and guest bathroom upgraded with floating vanities and fixtures, custom lighting and mirrors
- Custom interior sliding doors for bedrooms
- All new light fixtures throughout the suite (dining room chandelier excluded)
- Plaster medallion in dining room
- Upgraded European Blomberg front load washer and dryer
- Custom millwork throughout including:
  - Feature wall in living room with built-in cabinetry
  - Built-in desk and storage area in 2nd bedroom/family room
  - Closet organizers in closets and laundry room
  - Built-ins and mantels - by Bensimon Design, Custom Fine Carpentry in Toronto
- Ethanol fireplace in living room
- Wired for surround sound system throughout with in-ceiling speakers and attached speakers in living room - installed by Your Home
- Custom solar blinds (potential to add remote controls)
- Custom 'ripplefold' draperies
- Imported British wallpaper
- Wine fridge in laundry room
- Professionally landscaped terrace with irrigation system and gas BBQ hook-up - all planters included

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# 1888 BAYVIEW AVENUE SUITE 205



**LIVING AREA**  
1397 SQ FT

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