

1166 Bay Street Suite 2202

Key Details:

Bedrooms: 3+1.

Bathrooms: 4.

Square Footage: 4,400 square feet.

Property Management: Charles Caron Property Management.

Maintenance Fees: \$5,065.22 per month (\$2,618.99 for Unit 2202 and \$2,446.23 for Unit 2203). Includes building insurance, common elements, water, parking.

Amenities: Valet parking, indoor pool, gym, party room, concierge, guest parking, outdoor terrace with barbeques, electronic car charging station.

Parking: Two owned parking spaces and two exclusive use parking spaces as described: Unit 2202 owns parking B-22, and has exclusive use of P2-L22. Unit 2203 owns parking C-45 and has exclusive use of P3-L22.

Locker: Two lockers, units 7 & 8 on P3. Exclusively used on a 99-year lease with management. The fees were \$114.18 each in 2023.

Property Taxes: \$8,051.00 / 2022.

Possession: Speak to listing agent.

Features:

Incredibly rare penthouse offering at 1166 Bay Street.

In 1996, unit 2203 was purchased by the owner of 2202, and the union of the two began.

Units were combined and completely renovated in 1997 with the authority of the condominium corporation to combine the two units. The dividing line ran through the kitchen and dining rooms.

The unique and highly functional floor plan that now exists was masterfully crafted by the architect-owner of these suites.

Offering 4,400 square feet in total, the plan perfectly balances generously-scaled principal spaces with flanking quiet bedroom retreats.

Ceiling heights throughout are nine feet in height.

The formal living room is centred upon a wood-burning fireplace that was seldom used by the residents, but is believed to be fully functioning.

A family room retreat connects to the living room with built-in cabinetry for media and storage options. It is of a generous scale, and quietly contained for movie or sports watching events.

A grand formal dining room is fit for entertaining on a large scale, recessed into an oversized bay window.

Features Continued:

Custom millwork finishes are abundant throughout the suite with bookshelves, customized closet systems and trim details.

Unique retro hardware was installed on all solid-core interior doors throughout.

Two separate kitchen spaces provide the opportunity to prepare for extraordinary gatherings. There is excellent counter space for prep work, and a breakfast room is set within the large kitchen for informal dining options.

The primary suite is luxurious in scale with his and her closets, his-and-her ensuites, and a separated private den set away from the principal spaces.

A second home office (or third bedroom) is tucked away at the furthest south-westerly point of the unit, with access from the secondary entrance point to the unit.

Set on the northerly side of the unit, the original primary suite now holds a gracious guest suite with an abundance of storage and a large five-piece ensuite bathroom.

The unit holds an incredible amount of storage throughout. There are walk-in pantries, several linen closets, multiple coat closets, utility closets and walk-in storage rooms.

The unit is serviced by one laundry room currently, but there is a rough-in in a secondary space for a second unit if needed.

The combined units have access to four parking spaces underground, two are owned and two are exclusive use.

To continue on the storage theme in the unit, there are also two storage lockers which are side-by-side and are approximately 6x9' in size each.

The concierge services at 1166 Bay Street are second to none.

Attentive valet attendants sweep your car downstairs with no effort from you - both for you and your guests.

The two head concierges know all residents (and many of their extended family) by name, and a strong management team ensures the building is run with superb efficiency and discretion.

The building holds a delightful array of residents who all have great pride of ownership and know how special this wonderful building is.

World-class shopping and fine dining options are countless and immediately at your doorstep.

This is a world-class residence in Toronto's most sought-after luxury neighbourhood. Properties of this size and scale are rarely available in Yorkville, so this opportunity is not to be missed.

Upgrades:

Full renovation in 1997 when units were combined.

Water alarm installed for flooding for all bathrooms, a feature exclusive to this unit.

Inclusions:

Jenn-Air fridge/freezer, Amana electric cooktop, double KitchenAid wall ovens, two KitchenAid dishwashers, Huebsch washer and dryer, Panasonic microwave, Admiral fridge/freezer. All existing light fixtures. All window coverings. All built-in shelves and closet organizers. Two heat pumps and attached humidifiers.

Exclusions:

All hanging artwork. All decorative mirrors. Safe. All televisions and audio equipment.

Neighbourhood:

RECREATION

Yorkville Shopping along Bloor Street

2 minute walk

Eataly

2 minute walk

Royal Ontario Museum

7 minute walk

Queen's Park

9 minute walk

TRANSPORTATION

Bay Subway Station

3 minute walk

Bay and Bloor Bus Station

2 minute walk

Don Valley Parkway

10 minute drive

SAFETY

Toronto General Hospital

7 minute drive

Toronto Fire Station 312

2 minute drive

Toronto Police Headquarters

2 minute drive



