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Signature Realty  
IND. OWNED & OPERATED BROKERAGE

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

THE MILLS TEAM  
is proud to present

1888 BAYVIEW AVENUE  
SUITE 416



1888Bayview416.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

- Property Taxes:** \$6,998.45 (Annual in 2020)
- Possession:** 30-60 days or to be arranged
- Parking:** Two owned parking spaces: Level B Unit 79 and 80  
Located close to the elevator
- Locker:** Owned locker: Level A Unit 17
- Maintenance Fee:** \$1,226.00 (monthly 2020)
- Includes:** Water, common elements, building insurance, parking and locker
- Utility Costs:** *Hydro:* Approximately \$100 (monthly in 2020)
- Heating:** Heating and central air conditioning fan coil
- Square Footage:** Approximately 1,422 sq ft as per MPAC
- Amenities:** Concierge, in-suite security system, exercise room, guest suites, indoor pool, hot tub, yoga room, steam room, visitor parking, board/private dining room with kitchen facilities, outdoor patio and bicycle storage
- Pet Restrictions:** 2 pet maximum (less than 40 lbs)
- Exposure:** Large balcony with southwest exposure
- Property Manager:** Del Property Management:  
647-340-6229
- Inclusions:** Miele paneled refrigerator, Miele oven and cooktop, Miele paneled dishwasher, Miele built-in microwave, Miele hood exhaust, Whirlpool full size front loading HE washer and dryer, all built-in and attached shelving, built-in custom wall unit and desk, custom California closet organizers, all electric light fixtures, all window coverings and black out blinds, garage remote/fob



## WELCOME TO 1888 BAYVIEW AVENUE, SUITE 416:

- Gorgeous, Former Model Suite at the Blythwood @ Huntington Condos
- Don't miss viewing this amazing home!
- Luxury & space are combined beautifully in this sun-filled corner suite with west and south exposure.
- Fabulous & well thought out layout (1,422 sq ft) with many upgrades including hardwood floors, upgraded lighting, custom blinds & professionally painted.
- Lovely & wide living & dining room space with custom built-ins and plenty of room for entertaining.
- Chef's kitchen with large breakfast bar for seating & high-end appliances.
- Two king-sized bedrooms & 3 spa-like bathrooms
- Fabulous ensuite storage with custom closet organizers from California closets.
- Enjoy sunsets from the west-facing balcony
- 2 car side-by-side parking spots close to the elevator & additional storage locker.
- Blythwood At Huntington offers hotel-like, 5-star amenities including:
  - o Amazing 24/7 concierge
  - o A fabulous indoor pool
  - o Hot tub & steam room
  - o Exercise room
  - o Yoga room
  - o Party room
  - o Board room/private dining room with kitchen facilities
  - o Outdoor patio and garden.
- Convenient visitor parking and bicycle storage.
- Well managed, Tridel built building with large (~ \$1,865,000) reserve fund.
- A pet-friendly environment allowing 2 pets (up to 40 lbs).
- Steps to Sherwood Park ravine walking trails.
- Stroll to Whole Foods and future LRT Station (Bayview and Eglinton).
- Enjoy Bayview Avenue shops & restaurants, and nearby The Shops of Don Mills.
- TTC at your door
- Minutes to Sunnybrook Hospital
- Easy access to the 401, and downtown via the Bayview Extension or the DVP.
- Just move in & enjoy this special home!



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