



A LETTER FROM THE OWNER

We liken our home to a sanctuary in the middle of the city. After a long day at work, we are eager to come and relax at home. We enjoy seeing the changing colours of each season and the beautiful and varied sunsets from the quietness of our balcony, with a glass of wine or a soothing hot chocolate. The layout of our suite and the wonderful amenities are ideal for our personal enjoyment, and when we entertain our family and friends. The convenient location allows us have a stroll through the ravine or dine downtown in just a few minutes. We feel that everything is taken care of by the wonderful building staff and friendly neighbours. We are certain that you will be as happy as we have been in this lovely home.



Team@TheMillsTeam.ca | 416.443.0300

ROYAL LEPAGE 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
UNIT 304



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ADDITIONAL INFO

- Taxes:** \$5,511.28 (Annual in 2020)
- Possession:** 60 days or to be arranged
- Parking:** Owned parking space:
Level B Unit 16 (on P2)
- Locker:** Owned locker:
Level B Unit 124 (on P2 - near parking space)
- Maintenance Fee:** \$952.81 (monthly 2020)
- Includes:** Common elements, building insurance, parking and locker
- Utility Costs:** *Hydro, heat, air conditioning and hot water:*
Approximately \$90 (monthly in 2020)
- Heating:** Heating and central air conditioning fan coil with energy recovery ventilator (ERV) for air circulation
- Square Footage:** Approximately 1,124 sq ft as per MPAC
- Amenities:** Concierge, in-suite security system, exercise room, guest suites, party/meeting room, indoor pool, hot tub, yoga room, steam room, visitor parking
- Pet restrictions:** 2 pet maximum (less than 40 lbs)
- Exposure:** Large balcony with northwest exposure
- Property Manager:** Del Property Management:
647-340-6229
- Inclusions:** Miele refrigerator, Miele oven and stovetop, Miele dishwasher, KitchenAid built-in microwave/hood exhaust, Whirlpool stacked HE washer and dryer, all built-in and attached shelving, closet organizers, all electric light fixtures (excluding dining room), all sheers (drapery excluded), two television wall mounts, garage remotes/fobs
- Exclusions:** Dining room light fixture, two attached televisions, all drapery (sheers are included)

UPGRADES:

- Hardwood floors
- Upgraded baseboards and crown moulding
- Walk-in closet with organizer in master bedroom
- Quartz countertop, soft close drawers and cabinetry and task lighting in kitchen

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