



# H O M E



**FOX MARIN**

A distinguished downtown residence that unfolds with perfection, passion and poise.





Arguably the best value on the market today /PSF.

Where else can you find nearly 1,600 SF in the beating heart of the City, meticulously renovated with enviable proportions & scale that rivals that of a full-sized home?

Entertainers swoon over the well-articulated gourmet kitchen abundant with custom cabinetry and the oversized 9 foot island acting as the centrepiece to the sprawling open-concept living & dining areas.

Hardwood floors throughout create a warm path toward two sizable bedrooms, including a primary suite featuring a 4-piece ensuite, walk-in closet, office or vanity nook, and floor-to-ceiling windows framing the Financial District's most iconic architecture.

Celebrate the outdoors in the newly renovated rooftop terrace amenity offering captivating views of the CN tower & beyond.

**An incomparable condo experience creating a connection between form, function, and ultra accessibility.**





# GALLERY

FOXMARIN.CA

## Five Things the Sellers Have Loved About Their Home:

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Great location - no need for a car. TTC is a two minute walk away. Plus, you're right in the heart of the financial district, walking distance to St Lawrence Market, the Entertainment District, Rogers Centre, Scotiabank Plaza, Union, and Up Express to name a few.

We love our kitchen, the heart of our home - tonnes of space to cook & entertain friends and family.

Incredible security - most of our friends & family call the building Alcatraz because of the tight controls in terms of who enters the building.

The Suite itself is very spacious and full of natural light.

The building is very family oriented and full of professional, mature residents. Not a partying building by any means.

Bonus: The building is also connected to the Path for easy access to get around anywhere in the city (especially helpful in the winter!)

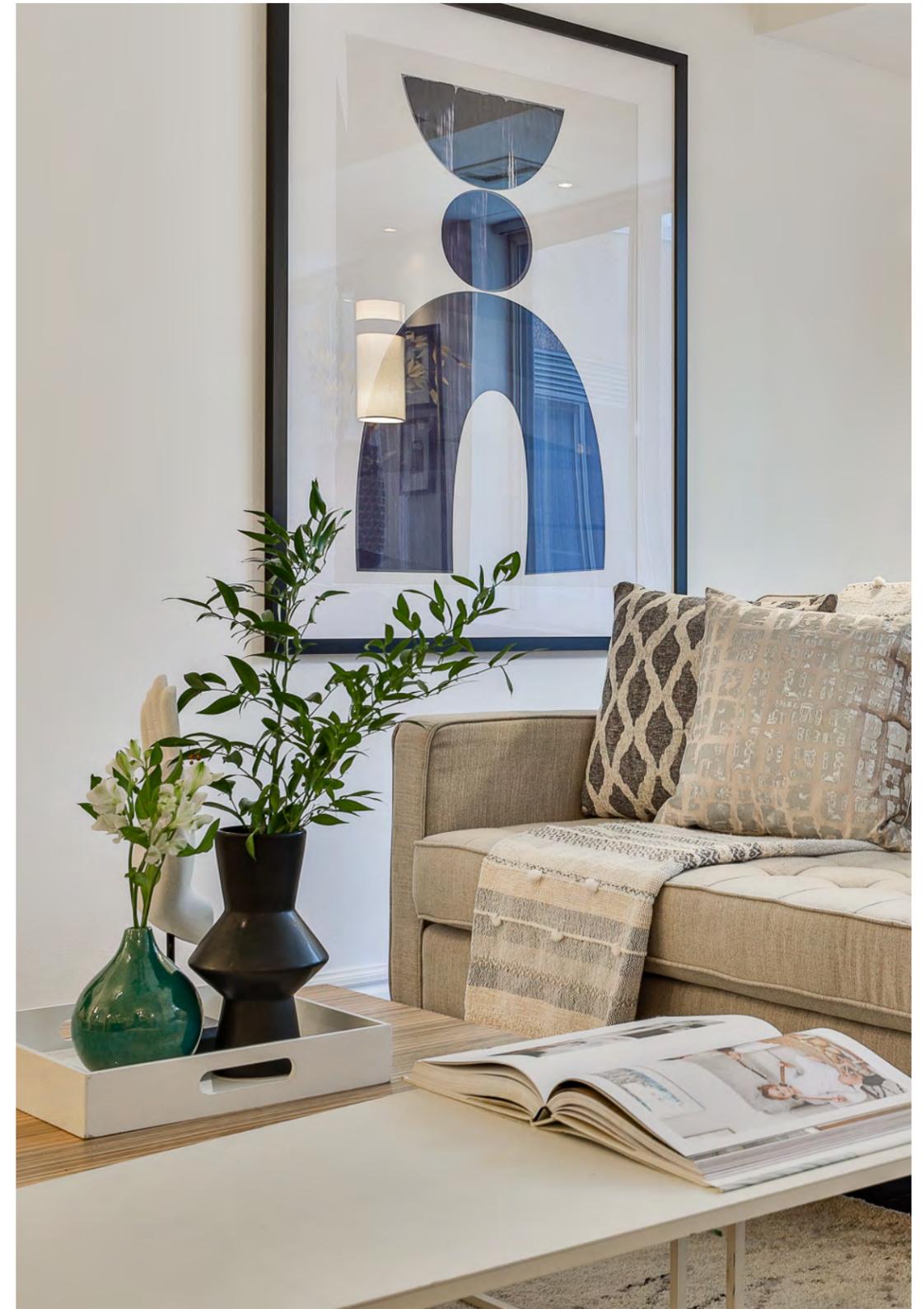
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May your walls  
know joy; may each  
room hold laughter;  
and may every  
window open to  
great possibility.

#### RECENT SELLER UPGRADES

- Engineered hardwood floors & crown moulding throughout the entire suite
- Removal of popcorn ceiling throughout entire suite
- Custom built kitchen with stone countertops, including a 9x3.5 foot island that seats 4+
- Custom kitchen includes built-in fridge, microwave, dishwasher, pot drawers, spice rack, Lazy Susan and endless storage
- Large stainless steel single bowl Franke sink (26x16x8) with Grohe faucet and sink grid
- New KitchenAid appliances including an induction cooktop, fridge, dishwasher and oven.
- Built in Panasonic microwave
- Pot lights throughout the entire unit with dimmable switches
- Under Cabinet LED lighting in kitchen
- Ensuite storage unit with shelving
- Built in custom closet in main hallway for easy organization & storage
- Brand new Toto Sanagloss finish sinks & Toto toilets in bathrooms, with stone countertops
- Cabano & Hans Grohe faucets in bathrooms
- Marble in master bathroom, including customized large walk-in-shower and linen closet
- Zucchetti rain head and handheld showers in both bathrooms
- Walk-in-closet in master bedroom with shelving
- Additional storage in all closets
- Brand new closet doors throughout suite





Bay Street Corridor

Interior: 1,582 Square Feet

Bedrooms: Two

Washrooms: Two x 4-piece

North-West Exposures

Maintenance Fees: \$1,059.82 (all inclusive of utilities, less cable/internet/phone)

Property Taxes: \$3,712.16

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Inclusions

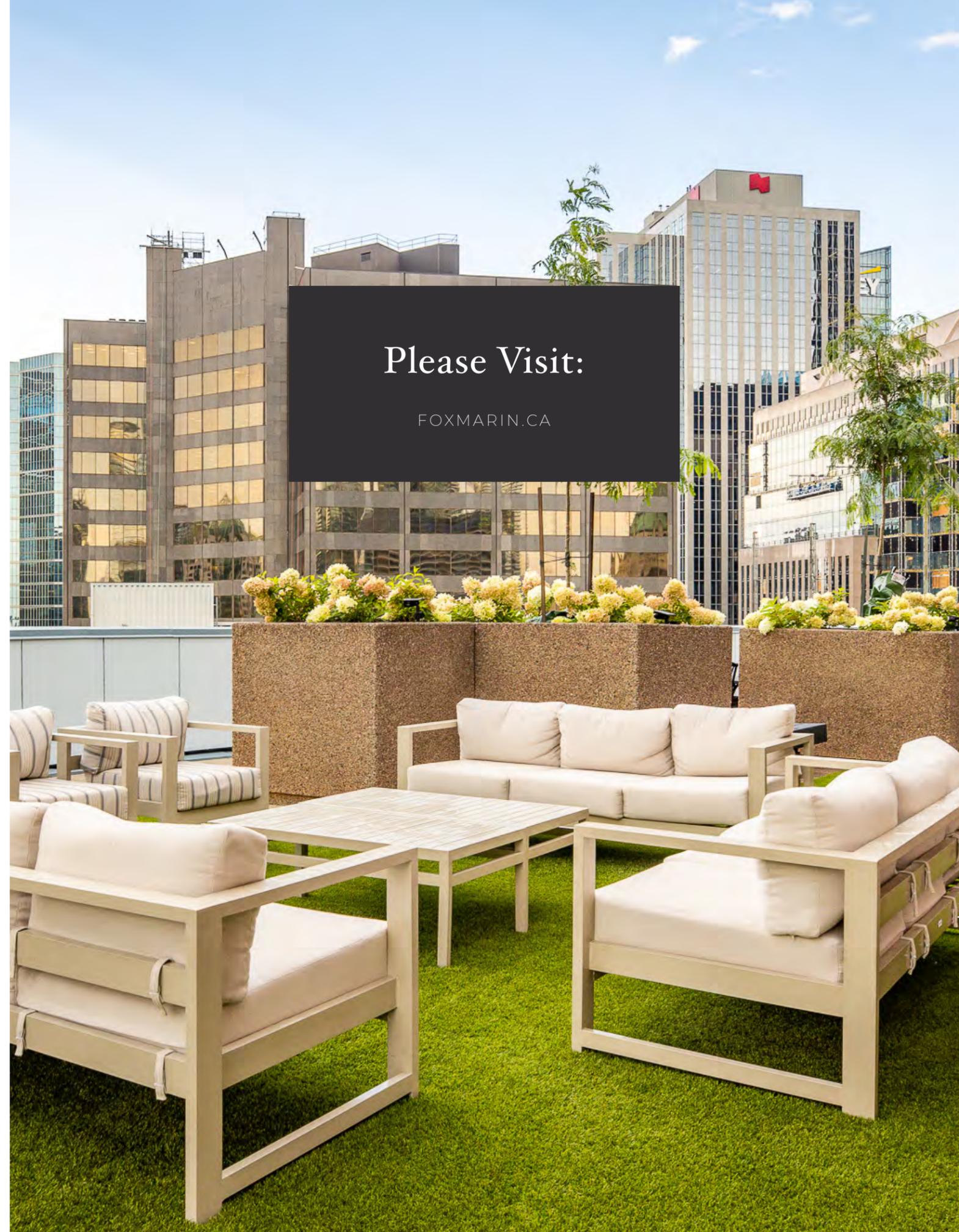
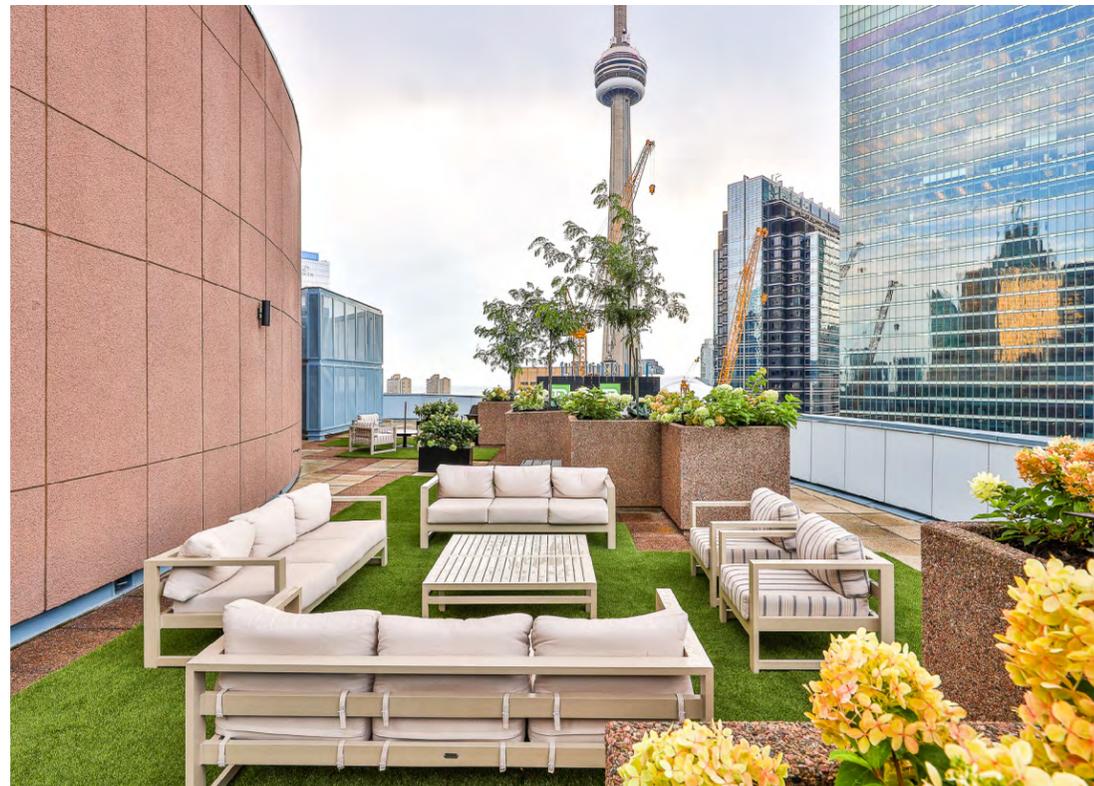
- Stainless steel fridge
- Induction stovetop & hood fan
- Integrated wall oven
- Integrated wall microwave
- Built-in dishwasher
- Clothing washer & dryer
- Electrical light fixtures (see exceptions)
- Window coverings
- Custom built-in organizers in all closets

Exclusions

- Overhead light fixture in dining room
- Overhead light fixture in primary office nook









# FOX MARIN

## **Let's Connect**

Jessica Elizabeth Spillas, *Broker*

Ralph Fox, *Broker Of Record, Managing Partner*

Kori Marin, *Broker, Managing Partner*

info@foxmarin.ca | 416 322 5000