

# Handsome, Generous & Highly Desirable

20 BLUE JAYS WAY SUITE 417



FM



DETAILS

## Handsome, Generous & Highly Desirable

A sophisticated executive suite featuring fresh aesthetic, classic lineaments & a dusting of polished practicality. Its nimble design permits endless opportunity to live as you see fit – easy transitions, handsome room sizes, generous storage & a highly desirable kitchen design for food aficionados and entertainers alike. Customizable spaces are perfect for varied needs, including impromptu visitors, an oversized family dinner or a mixed roommate configuration. An inviting space for real life & real living. A thoughtful split two bedroom, two washroom plan peppered with south-facing light, spacious gallery walls, smooth ceilings, quiet, private chambers and underground parking.. Meticulously maintained and tucked away in one of Tridel's best-kept secrets. Perfect for the downtown connoisseur drawn to the demure & the unassuming.







## ABOUT THE RESIDENCE

# The Essentials:

417-20 Blue Jays Way  
Front Street West & Spadina Avenue  
Two Bedrooms + Den  
Two Washrooms  
Southern Exposure  
1,095 Interior Square Feet  
One Underground Parking Space  
Monthly Maintenance Fees: \$826 (all-inclusive)  
Annual Property Taxes: \$3,766

## SUITE UPGRADES

Kitchen & Washroom Renovations 2014  
Kitchen Backsplash, Smooth Ceilings, Fresh Paint 2022

## INCLUSIONS

Stainless Steel Refrigerator  
Stainless Steel Dishwasher  
Stainless Steel Oven & Glass Cooktop  
Stainless Steel Hoodfan  
Clothing Washer  
Clothing Dryer  
Electrical Light Fixtures

## Exclusions

All Window Coverings

## THE BUILDING

Name: The Element  
Year Built: 2005  
Storeys: 25  
Units: 352  
Developer: Tridel  
Property Management: Icon Property Management

## AMENITIES

24 Hour Concierge  
Visitor Parking, Gym  
Rooftop Terrace with BBQs & City Views  
Party Room  
Theatre Room  
Aqua Spa







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



# The Gallery:







Please Visit:

[FOXMARIN.CA](http://FOXMARIN.CA)







# FOX MARIN

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BROKER

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