

181 BEDFORD ROAD SUITE 309

Property Details

Taxes:	Not Assessed Yet
Maintenance Fees:	\$0.54 per Square Foot (parking \$75 per month & locker \$25 per month)
Square Footage:	Approximately 2,044 sq ft (+ 104 sq ft balcony)
Closing Date:	30 days/TBD
Parking:	P2 Parking - P2 Unit 2008 (prewired for electric car) and P3 Unit 3104
Locker:	2 lockers (P3 Unit 159 and Unit 160)

Inclusions: 30" Energy Star built-in panelled column refrigerator by Jenn-Air, 30" upright freezer by Whirlpool, 30" stainless steel electric 5 burner cooktop by KitchenAid, 30" built-in stainless steel double wall oven by KitchenAid, 24" built-in panelled stainless steel dishwasher by KitchenAid, stainless steel microwave and hood vent combination by KitchenAid; stacked front loading washer and dryer by Whirlpool; all bathroom mirrors; all electric light fixtures; upgraded rough-in for an electric car.

Maintenance Fees Include:

- Building insurance
- Common elements
- Parking
- Locker

Pertinent Information:

- Ceiling heights of approximately 9'0" in principle rooms
- Smooth finished ceilings throughout
- Solid Core Entry Door
- Architectural finishes including modern flat baseboards and contemporary trim
- 5" baseboards and 3" casing to be painted white
- In suite fan coil cooling and heating system
- Prewired for technology and communication
- Upgraded kitchen cabinetry
- Upgraded KitchenAid appliances
- Upgraded pantry in the kitchen
- Upgraded 5" designer pre-finished vintage red oak engineered flooring throughout
- Upgraded cabinetry in bathrooms
- Upgraded shower wall in master ensuite
- Upgraded handheld shower in ensuites
- Upgraded built-in cabinetry in laundry room
- Insuite fan coil cooling and heating system
- 1 rough-in for electric car in the underground garage parking

Building Amenities:

- 24/7 concierge
- Bar
- Executive Lounge
- Games Area
- Boardroom
- Rooftop Terrace
- Outdoor space with BBQ, dining and lounge area
- Sun-tanning area
- Indoor dining room
- Chef's kitchen
- Media lounge
- Fitness facility
- Programmed gym
- Guest suite
- Visitor parking

Welcome to Annex Yorkville Connection, the perfect home to enjoy the best of life in Toronto's two most amazing neighbourhoods. This is a very rare opportunity to acquire a large suite on the highly coveted South West corner. This one-of-a-kind suite is approximately 2,044 square feet and offers a custom designed layout with meticulously thought-out details. This suite offers a sophisticated, prestige lifestyle like no other with its unequivocally modern design, and use of warm, natural materials. This two bedroom and den suite has been carefully designed and has it all, including 2 balconies, 2 parking spots with one pre-wired for an electric car and 2 lockers.

The foyer welcomes you into the suite and leads you to the custom designed laundry room, an upgraded powder room and walk-in pantry. The laundry room has been customized with an undermount sink and a full size, stacked washer and dryer. The walk-in pantry has also been upgraded to include an upright full-size freezer. With large balconies, a gourmet kitchen, and spacious living and dining space, this suite has been carefully crafted to maximize style, entertainment, and comfort. The kitchen is every chef's dream with all of its upgrades and customizations. It has upgraded Kitchen Aid appliances including 5 burner cooktop, double wall oven, double stainless steel sink and fridge. The quartz countertop centre island, which can seat up to four people, is the perfect spot to enjoy a coffee in the morning or entertain guests while cooking.

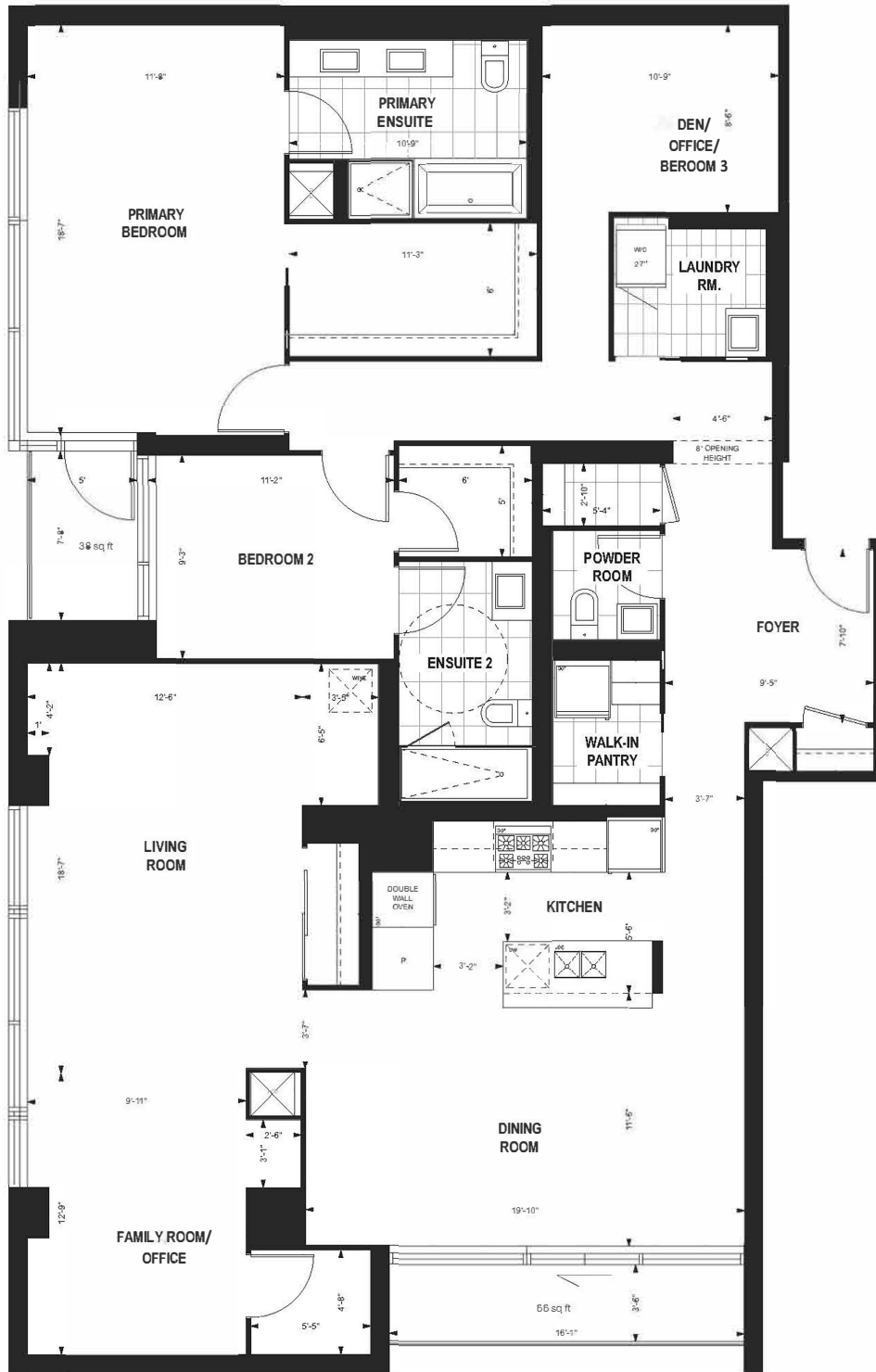
The design of this suite anticipates and accommodates all of your needs and desires for a modern life. Watch the sunset from one of two balconies and enjoy spectacular city views all day long. There is a nice flow and separation between entertainment and bedroom space which is perfect for ample privacy. The open concept layout also has spacious ceiling heights of approximately 9'0", smooth finished ceilings and upgraded vintage red oak engineered hardwood flooring throughout.

The primary bedroom is designed to be your retreat from the outside world. With floor-to-ceiling windows facing west, a walkout to an open balcony, a huge walk in closet, and a spa-inspired primary ensuite with double sinks and soaker tub, this space is a splendid place to escape to. Both bedrooms have large walk-in closets and spa en-suites with the second ensuite designed to have barrier free access for wheel-chairs. In addition to this, the den is quite sizeable that it could be transformed into a third bedroom if needed!

AYC's amenities let you enjoy the ultimate urban lifestyle. Enter AYC's opulent lobby and find yourself instantly enveloped in a warm and inviting atmosphere. Additional main floor amenities include a billiards and bar area, executive lounge, and a boardroom/conference room. There is a fitness centre to nourish your body with an exceptional selection of state-of-the-art cardio and resistance equipment. When you have visitors, you can offer them the use of beautifully appointed guests suite, as well as ample visitor parking. Their spectacular party room is the perfect setting for everything from intimate soirées to lavishly catered celebrations. Adjoining the party room is the rooftop terrace which boasts a sun lounge and dining area, providing more excellent venues for social gatherings and private relaxation.

By offering the best of life in The Annex and Yorkville, AYC gives you the freedom to live life your way, at the location you love. Experience gourmet food, inspiring art, and trending fashion, with Toronto's top amenities all at your doorstep. Yorkville offers some of the most exclusive shopping and restaurants in the city, while The Annex provides book and craft stores, charming boutiques, and numerous specialty food stores to discover. AYC puts you in the perfect location to enjoy a world class education with nearby campuses of U of T and George Brown College, as well as several exceptional public and private schools. AYC is also well-connected to the rest of the city, and puts you steps from Dupont and Bay Subway Station, offering convenient access to both Line 1 and Line 2 subway lines.

For more information regarding this property, please contact Angelique, Elli, Christian, Paul at (416) 960-9995



**2,044 Square Feet
+105 Square Foot Balcony**

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Foyer 7'10" x 9'5"

- Vintage Red Oak engineered hardwood flooring
- Secure and stylish solid core entry door
- Single door closet

Living Room 18'7" x 12'6"

- Open concept
- Vintage Red Oak engineered hardwood flooring
- Floor to ceiling windows
- Large sliding door storage

Dining Room 17'0" x 19'10"

- Open concept
- Vintage Red Oak engineered hardwood flooring
- Floor to ceiling, wall-to-wall windows
- Exterior sliding glass doors
- Walkout to South facing balcony

Kitchen 12'2" x 8'9"

- Vintage Red Oak engineered hardwood flooring
- Centre island with breakfast bar and quartz countertop
- Upgraded undermount double stainless steel sink with contemporary design faucet and integrated pull-out spray
- Glass stacked tile backsplash
- Upgraded custom design cabinetry
- Full sized appliances
- Integrate fridge by JennAir (Upright freezer is in walk-in pantry)
- Five burner electric cooktop by KitchenAid
- Microwave and hood fan combination by KitchenAid
- Double wall oven by KitchenAid
- Integrated dishwasher by KitchenAid
- Upgraded single door pantry
- Contemporary track lights

Walk-in Pantry

- Porcelain tile flooring
- Upright freezer by Whirlpool
- Custom design cabinetry

Family Room/Office 12'9" x 12'5"

- Open concept
- Vintage Red Oak engineered hardwood flooring
- Single door storage space

Powder Room

- Two piece
- Porcelain tile flooring
- Custom designed vanity with single lever faucet and solid surface countertop
- Mirror with sconce lighting
- High efficiency low flow toilet
- High-end plumbing fixture
- Bathroom accessory package

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Primary Bedroom 18'7" x 11'8"

- Vintage Red Oak engineered hardwood flooring
- Walk-in closet
- Floor to ceiling windows
- Walkout to West facing balcony

Primary Ensuite Bathroom

- Five piece ensuite
- Porcelain tile flooring
- Custom designed his and hers vanity with single lever faucets and solid surface countertop
- Undermount sinks
- Frameless glass walk-in shower with upgraded porcelain tile surround, ceramic tile flooring, soothing rain shower head and upgraded handheld shower
- Bathroom accessory package
- Lavish soaker tub
- High efficiency low flow toilette
- High-end plumbing fixtures
- Mirror with sconce lighting

Second Bedroom 9'3" x 11'2"

- Vintage Red Oak engineered hardwood flooring
- Walk-in closet
- Floor to ceiling windows

Second Bedroom Ensuite Bathroom

- Three piece ensuite
- Porcelain tile flooring
- Custom designed vanity with single lever faucet and solid surface countertop
- Undermount sink
- Frameless glass walk-in shower with porcelain tile surround, ceramic tile flooring, rain shower head and upgraded handheld shower
- Bathroom accessory package
- High efficiency low flow toilette
- High-end plumbing fixture
- Mirror with sconce lighting

Den 8'6" x 10'9"

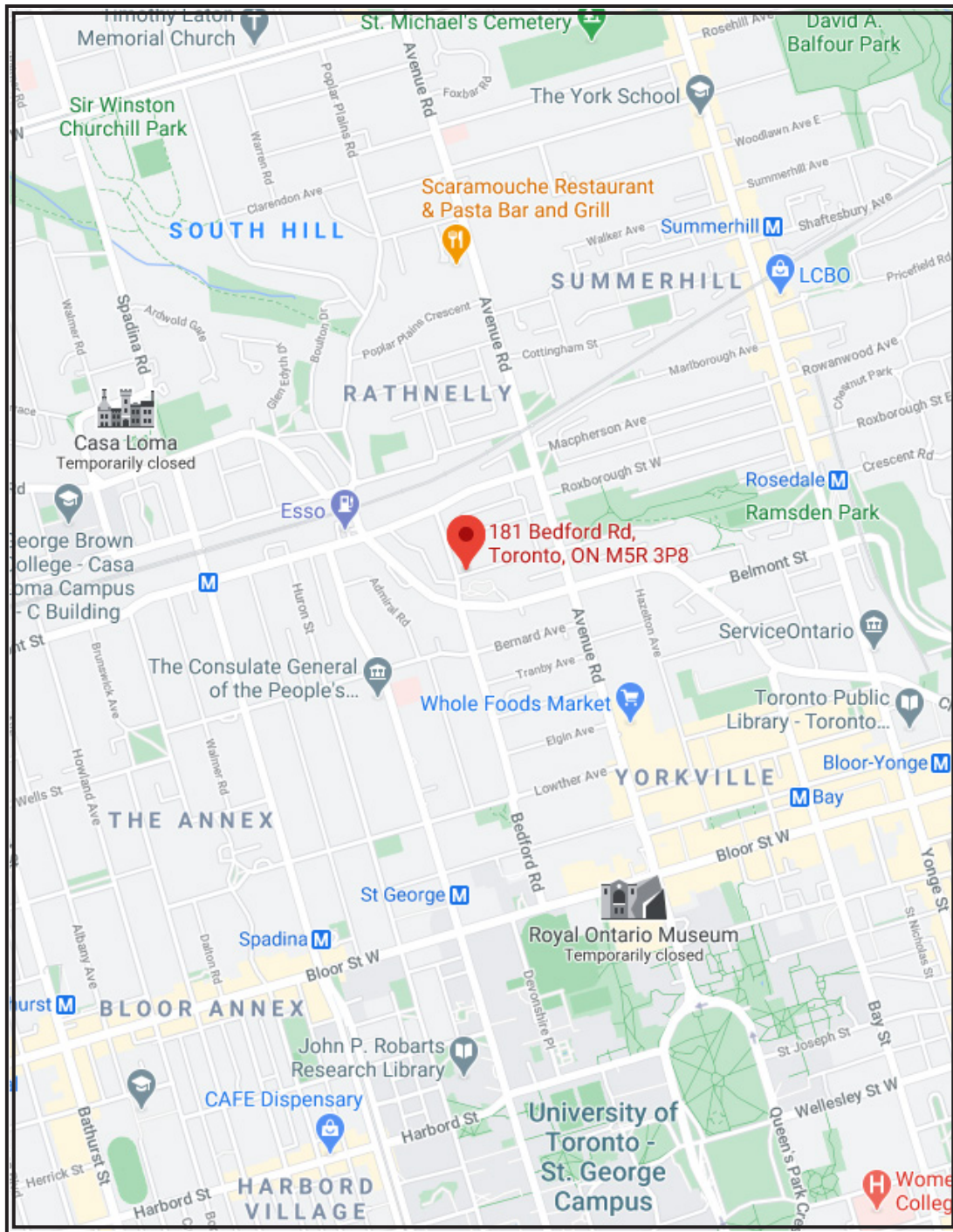
- Vintage red oak engineered flooring

Laundry Room

- Ceramic tile flooring
- Custom built-in cabinetry
- Stacked front loading washer and dryer by Whirlpool
- Custom designed vanity with single lever faucet and solid surface countertop
- Undermount sink

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