



1055 Bay Street #1909

- **Bright, white kitchen** with mosaic glass tiled backsplash (2014), ample cupboard space and full size built-in dishwasher.
- Stackable washer/dryer nicely tucked behind closed closet doors.
- **Large master bedroom with new Berber carpeting (2014), double closet** and floor to ceiling windows. Stunning view from bed!
- **Renovated 4 piece bath with marble floors and Jacuzzi style soaker tub with jets.**
- **Freshly painted throughout (2014).**

Check out the YouTube video at
www.LovelyTorontoCondos.com

Upgraded Polo Club 1 Condo!

Sunny, south-west facing suite with unobstructed views from the 19th floor of the beautiful U of T campus, Queens Park and even the lake!

This comfortable & recently improved **1 bedroom plus den** layout feels much larger than it is.

Ownership of 1 underground parking spot and large locker! Rental bike locker available. Building maintenance fees are virtually all-inclusive and allow for care free living and easy budgeting.

Extremely well run building, highly secure with **professional property management including excellent on-site 24 hour concierge.**

Live in one of downtown **Toronto's hottest neighbourhoods!** With a **Walk & Transit Score of 99/100** getting around the city could not get any easier!

The **Bay Street Corridor** has evolved into one of Toronto's prime condo markets attracting many young professionals and investors thanks to the **close proximity of the University of Toronto, all the hospitals and financial district.**

Enjoy the convenience of being so close to the **Bloor-Yorkville and Yonge Street shopping districts** adding a lot of jump and vitality to this amazing location.

Features Inside

- **Marble floors** in the front foyer and **large mirrored double coat closet.**
- **Quality wood laminate floors & underpad (2014) in the living room, dining room and den.**
- **Open concept layout of the living/dining room** with built-in shelving, plenty of space for dining table and couches. Convenient pass through from the kitchen.
- **Sliding glass doors open into the den.** Great home office – with space for pull out couch.
- The floor to ceiling south west facing windows flood the suite with natural light.



Julie Kinnear*, Jennifer Palacios*, Holly Chandler* & Tyler Delaney* Sales Representatives*

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The Julie Kinnear Team
Top 1% in Canada - by referral only™

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Guiding you home



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The Building ~ Polo Club 1

The Polo One building is well-managed with many long-term residents. Concierges are friendly, helpful and very security-conscious.

Located near the corner of **Bay & Wellesley**. Original & authentic Bay Street condo with **direct access to University of Toronto** – St. Michael's campus across the street – there are some trees and a little doggy park right across the street. **Shop for all your grocery needs at Bloor Street Market – an upscale shop part of the Loblaws chain in Manulife** and enjoy **Yorkville amenities** - all just a short walk away!

Building Amenities include:

- Exercise room
- Party room on rooftop
- Squash court
- Indoor/outdoor sauna and seating deck area
- Ample visitor parking with an auto share station on Irwin Avenue
- 24 Hours Concierge and Security
- 4 High Speed Elevators – with fob access only
- Safe and secure underground parking
- Bike storage room



Taxes 2014: \$2013.58	Bedrooms: 1 + 1	Baths: 1x4 Piece	Possession: 60 days/TBA	Approx Sq Ft.: 605
Locker: Ownership of locker Level A Unit #73		Parking: Ownership of 1 underground parking spot Level B Unit #24		
Inclusions: Fridge, stove, built-in dishwasher, washer, dryer, window coverings, electric light fixtures				
Maintenance: \$482.73/month. Includes: Hydro, water, heat, central air conditioning, common elements, basic cable, building insurance & parking.				

For great info & links visit www.LovelyTorontoCondos.com

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