



Welcome to 717 Bay Street, Suite 1004

The Liberties! This spacious two bedroom suite, two washrooms, plus solarium, has been renovated with a cool contemporary aesthetic. It has both east and west views with lots of natural light, and a lovely view over College Park, its fountains in the summer and skating rink in the winter. Great value for this amount of square footage, reasonable maintenance fees which are ALL inclusive. 1234 square feet and a split floor plan; very functional space, suitable for both professionals and families. Double living room and solarium used as dining room. Nicely appointed kitchen with stainless steel appliances and granite countertops. Ample in-suite storage. Hardwood floors throughout. Many upgrades by the current owner including two new HVAC systems and Nest thermostats, a new dishwasher, painting throughout, and custom blinds and curtains. 98 Walk Score! Situated perfectly on the Bay Street Corridor in the heart of downtown with access to shops, restaurants, direct access to College Park subway. Close to hospitals (University Health Network), government buildings, and the financial core. Fantastic building amenities including an indoor pool, rooftop terrace with barbeques, gymnasium, running track, security gate house. Well-run building managed by Del Property Management. One underground parking spot and one large locker.







FOYER

- Tile floor
- Coat closet with built-ins

LAUNDRY ROOM

- Tile floor
- Maytag stackable washer and dryer

LIVING ROOM

- Hardwood floor
- Large picture window with east views over park

DINING ROOM

- Hardwood floor
- Sliding doors
- Large picture window with east views over park

KITCHEN

- Tile floor
- Granite countertops
- Double stainless steel sink
- Polished chrome fixtures and taps
- Whirlpool stainless steel double door fridge with freezer drawer
- Whirlpool induction stove and oven
- Range hood
- Whirlpool stainless steel dishwasher
- RCA microwave

LINEN CLOSET

FOUR PIECE WASHROOM

- Tile floor
- Tub with showerhead and tile surround
- Vanity with storage
- Polished chrome fixtures and taps
- Built-in wall mirror
- Towel bar

BEDROOM

- Hardwood floor
- Large window with west views
- Closet with built-ins

PRIMARY BEDROOM

- Hardwood floor
- Large window with west views
- His and hers closets with built-ins

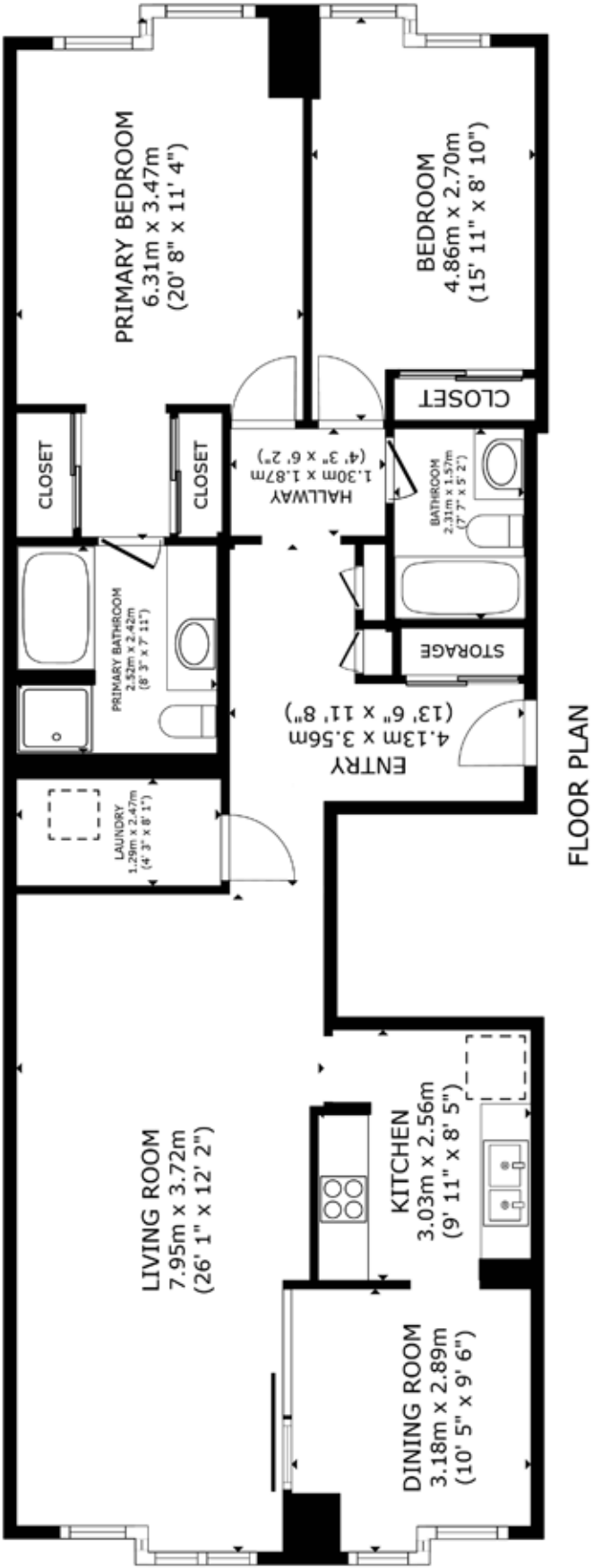
FIVE PIECE ENSUITE WASHROOM

- Tile floor
- Soaker tub with tile and mirror surround
- Glass enclosed shower
- Vanity with seating area
- Polished chrome fixtures and taps
- Towel bar

ADDITIONAL INFORMATION

Taxes: \$3,891.17 (2024)
Locker: One locker
Parking: One underground parking space
Possession: 30-60 days
Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

Offered For Sale
at \$925,000.⁰⁰



GROSS INTERNAL AREA
FLOOR PLAN 106.0 m² (1,140 sq.ft.)
TOTAL : 106.0 m² (1,140 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2024
Lifetime Chairman's Award Winner



JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

LEEANNE WELD KOSTOPOULOS

Sales Representative
 c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com



The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.