

2511 Bloor Street West, Suite 103

Area	1,180 Sq Ft	Heating	Forced Air, Electric
Bedrooms	2	Cooling	Central Air
Bathrooms	2 Full	Maintenance	\$1,317.82/Month
Possession	TBD	Taxes	\$3,998.47 (2024)
Year Built	2002	Parking	1 - Underground
Exposure	South-West	Locker	1
Balcony	Terrace	Walk Score	90
Laundry	In-Suite	Pets	Permitted

Welcome to 2511 Bloor Street West, Suite 103

Welcome to The Brulé and this exceptional rare offering of a 2 bedroom, 2 bath luxury corner suite with 1,180 square feet of elegant living space, parking, and the only private terrace of its kind in the building. Designed by architect Edward Galanyk, The Brulé is one of west end Toronto's most desirable boutique condominium residences.

This gorgeous suite faces south-west and has an abundance of windows, providing natural light with tranquil tree and garden views all day long. The superb split bedroom layout with welcoming sun-filled open plan living areas is ideal for entertaining and hosting guests, while also providing spaces for quiet retreat. Key features include: 9' ceilings, lofty principal rooms, hardwood floors, and windows on multiple sides enjoyed by the corner positioning in the building. The eat-in kitchen includes hardwood floors, plentiful granite counters, breakfast bar, and an adjoining flexible eat-in breakfast or office area. Graceful dining and living areas with unique architectural features, crown mouldings, discrete pot lights, hardwood floors, and sliding glass door walkout to terrace. Primary bedroom retreat, separate from the living area, includes a sizable bedroom, substantial walk-in closet, and a 4-piece ensuite with separate shower and soaker tub. Private second bedroom includes its own 3-piece bath, double closet, and south-facing windows.

The suite's terrace is known throughout the building as being the only one of its kind at The Brulé, a marvellous private oasis for al fresco dining and pot gardening, featuring patio stones, wrought iron fencing, and an exterior light, surrounded by lawn and mature trees. Feeling much more like a home than a typical condo, this is the perfect downsize opportunity of a truly special suite that has not been available since the building was first built.

Additional features off the foyer include a laundry room with built-in shelving storage, and entryway foyer with granite floor and double coat closet. Amenities include exercise room, bike storage, party/multi-purpose room with kitchen, and award-winning garden patio with barbeque. One parking space and locker included. Walkers, runners and cyclists will love this location, nestled in the Brule/Riverside enclave, a short walk to Humber River parklands. Steps to Jane or Old Mill subway, The Kingsway and Bloor West Village shops and restaurants. Locker included. Rogers Internet and cable package included in condo fees!

Status certificate available upon request.

SUITE DETAILS

- 9' ceiling height throughout
- Foyer with granite flooring, double coat closet and flush mount ceiling light
- Living room with hardwood flooring, pot lights, crown moulding, windows surrounding south-west wall with California shutters
- Dining room with sliding glass door walk-out to terrace, hardwood flooring and crown moulding, open to kitchen and living room
 - Private terrace with sliding patio door, patio stones, rod iron architectural fencing, patio light with interior control, grass and mature tree surround, and electrical outlet
- Kitchen with breakfast bar, large window with California shutters, track lights, stainless steel double sink and faucet, mirror backsplash, and appliances: Kenmore stainless steel double door fridge, Frigidaire dishwasher, Frigidaire oven and Frigidaire microwave
- Primary bedroom with ceiling light fixture, crown moulding, hardwood flooring, windows with California shutters
 - Ensuite four piece bathroom with corner soaker bathtub, vanity, vanity lights, tile floor, corner shower with ceiling light and tile walls, and toilet
 - Walk-in closet with hardwood flooring, built-in shelving and ceiling light fixture
- Second bedroom with window with California shutters, crown moulding, hardwood flooring, double closet with sliding mirror doors, built-in desk and shelving
- Three piece bathroom with vanity, vanity lights, tile floor, toilet, and corner shower with glass door, ceiling light and tile walls
- Laundry room with linen closet, Frigidaire stacked washer and dryer, storage shelving and tile floor

INCLUSIONS: Electrical light fixtures, window coverings, outdoor furniture, freestanding fireplace mantel (excluding plug-in insert), two electric heat pump/A/C units, and appliances: Kenmore stainless steel double door fridge, Frigidaire dishwasher, Frigidaire oven, Frigidaire built-in microwave, Frigidaire stacked washer and dryer

EXCLUSIONS: Chandelier in the dining room

MAINTENANCE FEE \$1,317.82/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Locker
- Water
- Internet & Cable TV

BUILDING AMENITIES

- Gym
- Party/Meeting Room with Kitchen
- Garden patio with Barbeque
- Visitor Parking
- Bike Storage

Property Management Company: GPM Property Management Inc. (905) 669-0222