

2855 Bloor Street West, Suite 708

Area	1,280 Sq Ft	Heating	Forced Air, Electric
Bedrooms	2+1	Cooling	Central Air
Bathrooms	2 Full	Maintenance	\$1,429.70/Month
Possession	90 Days/TBD	Taxes	\$4,821.05 (2024)
Year Built	2006	Parking	2 - Underground
Exposure	South	Locker	1 - Owned
Balcony	Juliette	Laundry	In-Suite
Fireplace	2 - Electric		

Welcome to 2855 Bloor Street West, Suite 708

Luxurious, spacious and bright 1,280 square foot two bedroom plus den suite with two car parking and two full baths, located at The Kingsway Condominiums! This wonderful and elegant residence has been meticulously renovated with exquisite attention to detail.

With features reminiscent of a lavish designer hotel, this suite enjoys generously sized principal rooms; a stunning contemporary kitchen with waterfall quartz counter and premium KitchenAid appliances; marvelous living room with Juliet balcony and electric fireplace with Italian tile surround; adjoining dining room open to the living room allowing for marvellous entertaining; lofty den with a second electric fireplace; and two sumptuous spa baths fit for royalty.

This special residence boasts countless high-end details such as 10' recessed ceilings throughout, solid core doors with concealed hinges, Legrand Adore switches, a built-in 4 zone stereo system, and much more! The split plan layout allows for privacy between primary bedroom retreat and second bedroom. Plentiful south-facing windows provide unobstructed treetop views and natural sunlight all day long. Completely rebuilt and re-imagined for functionality and sophisticated design, this suite is unlike any other in the building. The two conveniently located parking spots are side-by-side.

Excellent amenities include a gorgeous guest suite, 24 hour concierge, gym, indoor swimming pool, multi-purpose party room with media room and kitchen, outdoor garden with multiple seating areas, and more. Ideally located in between The Kingsway and Bloor West Village, with the Old Mill subway and the Humber River trails a short stroll away.

[Status certificate available upon request.](#)

SUITE DETAILS

- Foyer with coat closet, ceiling light fixture, and large format Italian porcelain tile flooring
- Living room with electric fireplace with Italian tile surround, square pot lights, double glass doors with sidelights and transom and electrical window covering, and Juliette balcony
- Dining room with square pot lights open to living room and kitchen
- Kitchen with tile backsplash, quartz countertop, pantry closet, square pot lights, double stainless steel sink, laundry closet with Frigidaire washer and Frigidaire dryer with steamer, and stainless steel appliances: KitchenAid 5 door fridge, KitchenAid built-in oven, KitchenAid microwave and steamer, KitchenAid cooktop, KitchenAid dishwasher, KitchenAid wine fridge, and KitchenAid exhaust hood
- Primary bedroom with square pot lights, ceiling light fixture, large architectural grid window with automated window covering, double closet, four piece ensuite bathroom and a spacious walk-in closet
 - Four piece ensuite bathroom with modern oval bathtub with faucet, vanity with double waterfall quartz countertop, two wall sconces, L-shaped walk-in tile shower with rainfall showerhead, glass door, square pot lights, heated towel rack, and large format Italian porcelain tile flooring
- Second bedroom with architectural grid window with electrical window covering, ceiling light fixture, square pot lights, and two double closets
- Den with electric fireplace, ceiling light fixture, and square pot lights
- Three piece bathroom with walk-in shower with tile wall surround, rainfall showerhead, glass door, pot lights, wall sconce, vanity with waterfall quartz countertop, and large format Italian porcelain tile flooring
- 10' recessed ceilings with Metrie baseboards, crown moulding, and Swiss Krono AC5 laminate flooring throughout
- 60 square LED pot lights set on Legrand Adore switches

INCLUSIONS: Electric window treatments with remotes, 2 electric fireplaces w/remotes, alarm system, all electrical light fixtures (excluding dining room), Frigidaire washer, Frigidaire dryer with steamer, 2 Nest thermostats, 2 Nest fire & CO alarms, Nuvo Simplese stereo system with Sonos (Sonos needs connection), 5 televisions with brackets, and stainless steel appliances: KitchenAid 5 door fridge, KitchenAid built-in oven, KitchenAid microwave and steamer, KitchenAid cooktop, KitchenAid dishwasher, KitchenAid wine fridge & KitchenAid exhaust hood

EXCLUSIONS: Dining room light fixture

MAINTENANCE FEE \$1,429.70/MONTH INCLUDES:

- Common Elements
- Building Insurance
- 2 Parking Spots
- Locker
- Alarm System

BUILDING AMENITIES

- 24 Hour Concierge/Security
- Guest Suite
- Gym
- Indoor Pool
- Hot Tub
- Media/Theater Room
- Common Garden
- Party Room

Property Management Company: First Service Residential

Schools: Complete list of schools with live links on babiakteam.com