

## 711 Bay Street, Unit 1613

### Key Details

<b>Area</b>	806 Sq Ft	<b>Heating</b>	Forced Air Gas
<b>Bedrooms</b>	2+1	<b>Cooling</b>	Central Air
<b>Bathrooms</b>	1 Full	<b>Maintenance</b>	\$866.71
<b>Possession</b>	30-60 Days	<b>Taxes</b>	\$2,975.60 (2024)
<b>Year Built</b>	1986	<b>Parking</b>	1 - Owned (P3 - 39 Black)
<b>Exposure</b>	South	<b>Locker</b>	1 - Owned (P3 - 202)
<b>Laundry</b>	In-suite	<b>Walk Score</b>	98
		<b>Reserve Fund</b>	\$7,281,571.99 (unaudited)

[Status certificate available upon request.](#)

Welcome to The Liberties at Bay and College! This spacious over 800 square foot condominium enjoys one bedroom, two flexible solariums/dens, one parking spot, and a locker.

With its roomy and flexible layout, large principal rooms, and plentiful windows, this suite is a great opportunity for prime urban living, close to everything. An oversized living/dining room and airy bedroom with a walk-in closet provides wonderful space to spread out. The den/solarium can easily be used as a 2nd bedroom. The second den/solarium provides additional space for an office or sitting room. New wool broadloom in primary bedroom and walk-in closet.

All utilities are included in the maintenance fees. Top tier amenities with an indoor pool and whirlpool, indoor running/walking track, fitness centre, rooftop garden, party room, 24-hour concierge and more.

With a walk score of 98 and transit score of 100, this suite is perfectly located in downtown Toronto. Steps to numerous entertainment venues, exceptional restaurants, unmatched shopping, hospitals, University of Toronto, Toronto Metropolitan University, The Financial District, and College subway station.

## Features

- Entry way with coat closet, centre light fixture, linen closet and tile floor
- Spacious living room with light fixture and hardwood floor
- Kitchen with centre light fixture, under cabinet lighting, stainless steel double sink, and appliances: Frigidaire fridge, Frigidaire oven, Kenmore dishwasher, and LG microwave
- Primary bedroom with new wool broadloom, large window, and spacious walk-in closet
- Office/den/bedroom with large window, sliding glass doors, and hardwood floor
- Second den/solarium with wall to wall corner window, and hardwood floor
- 4 piece bathroom with vanity, built-in medicine cabinet, bathtub with tile wall surround, showerhead and tile floor
- Laundry closet with stacked Whirlpool washer and dryer

FULL PHOTO SET, 3D TOUR & FLOOR PLANS AVAILABLE

## Maintenance Fee \$793.93/Month Includes:

- |                      |                  |
|----------------------|------------------|
| • Common Elements    | • Heat           |
| • Building Insurance | • Hydro          |
| • Parking            | • Water          |
| • Locker             | • Basic Cable TV |

## Building Amenities

- |                                |                    |
|--------------------------------|--------------------|
| • 24 Hour Concierge            | • Party Room       |
| • Gym                          | • Sauna            |
| • Indoor Pool                  | • Outdoor BBQ Area |
| • Rooftop Garden               | • Car Wash         |
| • Indoor running/walking track |                    |

**Inclusions:** Appliances: Frigidaire fridge, Frigidaire oven, Kenmore dishwasher, LG microwave, stacked Whirlpool washer and dryer, electrical light fixtures.

Property Management Company: Del Property Management  
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