

Canary Park

120 Bayview Ave ~ S602

KEY DETAILS & IMPROVEMENTS

PROPERTY

Built:	2016 by Dundee Kilmer Developments
Parking:	1 underground spot
Locker:	2 joined lockers
Proportions:	1,281 sf. interior + 86 sf. exterior balconies
Taxes:	\$ 4,650 ~ 2022
Maintenance Fee:	\$1,056.70 / mth

Canary Park Family-Sized Living | With a desire to own a refined urban space for their growing family, the owners hired Paul Raff Studio in 2016 to create a stylish & practical apartment, their city nest. Simple & subtle refinements makes the space more practical & enjoyable lifestyle day to day.

With Corktown Common, transit, District shops & the YMCA, creates a very walkable~bike-able neighbourhood. The building offers resort-like amenities; rooftop infinity pool, 2 party rooms, Movie Room, Gym, Library, and Guest Suites when family & friends come to visit.

An exceptional place to live, work & play.

LIVING ROOM

- Built-in cabinetry & floating shelf includes; KitchenAid under-counter double drawer fridge/freezer, KitchenAid wine cellar w/ glass door & wood-front racks, storage cabinet, quartz counter matching kitchen, tv mount & upper floating shelf
- Roller shade blinds
- Design Within Reach flush light fixture
- Smooth finish ceiling
- Walk-out to balcony with composite tile decking

DINING ROOM

- Picture windows over-looking Corktown Commons
- Roller shade blinds
- Design Within Reach IC Lamp fixture
- Smooth finish ceiling

KITCHEN

- Built-in Liebherr fridge, Porter&Charles range with exhaust hood, built-in P&C dishwasher, Panasonic Inverter Microwave
- Quartz counters, island includes breakfast bar & mitred waterfall detailing
- Black gloss subway tile backsplash includes colour matched wall outlets
- Under-mount stainless steel sink includes single lever pull-out faucet
- Design Within Reach pendant ceiling lights
- Smooth finish ceiling

FOYER & HALL

- Built-in wall-cubby storage
- Over-sized storage closet with shelving
- New LG washer & dryer
- Flush-mount light fixtures
- Smooth finish ceiling

MASTER BEDROOM

- Built-in wardrobe cabinetry & shelving
- Roller shade blinds
- Floor to ceiling drapery with sleep-friendly black-out fabric
- Flush-mount light fixtures
- Smooth finish ceiling
- 3 pc. ensuite

2ND BEDROOM

- Walk-out to balcony with composite tile decking
- Roller shade blinds
- Floor to ceiling drapery with sleep-friendly black-out fabric
- Flush-mount light fixtures
- Smooth finish ceiling

DEN

- Built-in wardrobe cabinetry, storage & shelving
- Wall-mounted wardrobe mirror
- CB2 wood coat hooks

3RD BEDROOM

- Built-in office includes; desk, pin-board, cabinetry & shelving
- Built-in Urban Mode wall unit, white frame & wood shelves
- Roller shade blinds
- Floor to ceiling drapery with sleep-friendly black-out fabric
- Flush-mount light fixtures
- Smooth finish ceiling
- 3 pc. ensuite

3RD FAMILY BATH

- 4 pc.
- Deep-soak tub for bath-time with the kids!

SUNDRY

- Underground parking space located in preferred location close to elevator entry
- Wall-mounted locking bike racks in parking spot holds 2 bikes
- Twin storage lockers conveniently located adjacent to the parking space in a smaller, more secure locker room. Includes built-in shelving & 2 additional bike racks

AVERAGE UTILITIES

- Hydro \$80/mth
- Heat, water/sewer included in monthly maintenance fee



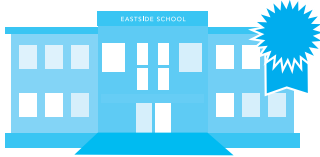
120 Bayview Ave

Toronto, ON

HOODQ ADDRESS REPORT™

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Dundas Junior Public School

Designated Catchment School
Grades PK to 5
935 Dundas St E

É Éléé Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Diamond Jubilee Promenade

475 Front St E



Corktown Common

155 Bayview Ave



Underpass Park

33 St Lawrence St



FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Sports Field
2 Splash Pads
1 Trail

1 Wading Pool
2 Basketball Courts
1 Skateboard Park
2 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 26 minute walk away.



Nearest Rail Transit Stop

King Station



Nearest Street Level Transit Stop

Cherry St At Front St East



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.81km.



St Michael's Hospital

30 Bond St



Fire Station

207 Front St E



Police Station

51 Parliament St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station



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