

Suite 2909  
763 Bay Street  
TORONTO, ONTARIO

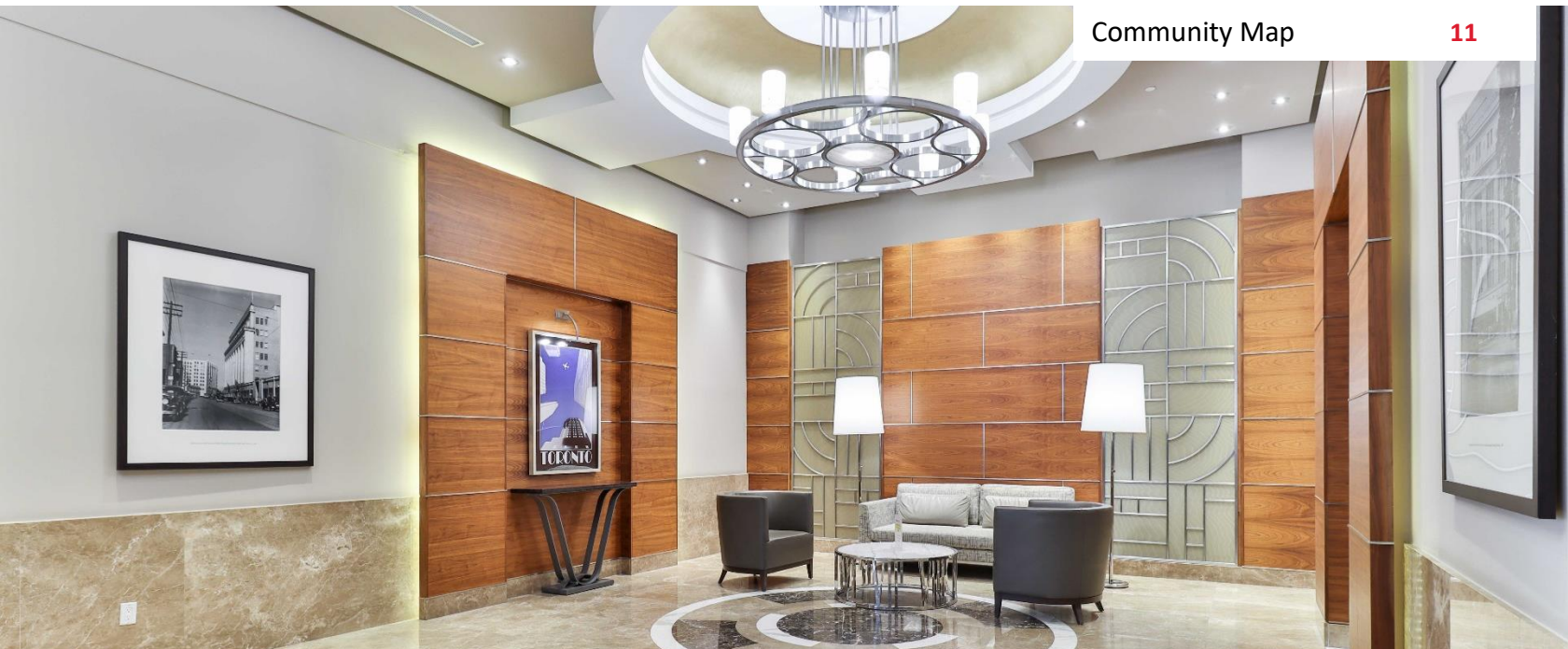


Welcome rarely offered southwest-facing spacious 2 bedroom and 2 washroom unit with a split floor plan at the art deco-inspired College Park North tower by Canderel and Graziani + Corazza Architects.

For more property details, 3D Virtual & video home tours, visit us at [763bay.ca](https://www.763bay.ca)

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## PARTICULARS of this property

**Possession Date** | Immediate / TBA

**Taxes** | 3,782.17 (2021)

**Exposure** | South West

**Sq. Footage** | 830 + balcony

**Year Built** | 2006

**Maintenance Fee** | \$ 665.65

**Bedrooms** | Two

**Washrooms** | Two

**Parking** | One Owned P4-10

**Locker** | One Owned P4-123

**Mechanics** | Forced Air, CAC

### Maintenance Fee Includes:

**Hydro,**

**Water,**

Air Conditioning,

Heat,

Building Insurance,

Common Element,

Parking.

### Building Amenities:

Concierge and Security Guard

Indoor Swimming Pool

Gym and Exercise Room

Party and Meeting Room

Guest Suites

Visitor Parking

Underground access to Subway

Scan QR code to see  
video home tour and more!



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### **Suite 603 Features:**

#### **Living & Dining Room**

Laminate Flooring  
Soaring Windows  
Walk-out to balcony

#### **Primary Bedroom**

Laminate Flooring  
Soaring Windows  
Large Closet  
4 piece Ensuite

#### **2<sup>nd</sup> Bedroom**

Laminate Flooring  
Soaring Windows  
Large Closet

#### **Kitchen**

Granite Countertops  
Cabinetry  
Ceramic Back Splash  
Laminate Flooring

#### **Extras:**

Fridge  
Stove & Oven  
Hood w/ Microwave  
B/I Dishwasher  
Washer & Dryer  
All Light Fixtures  
All Window Coverings

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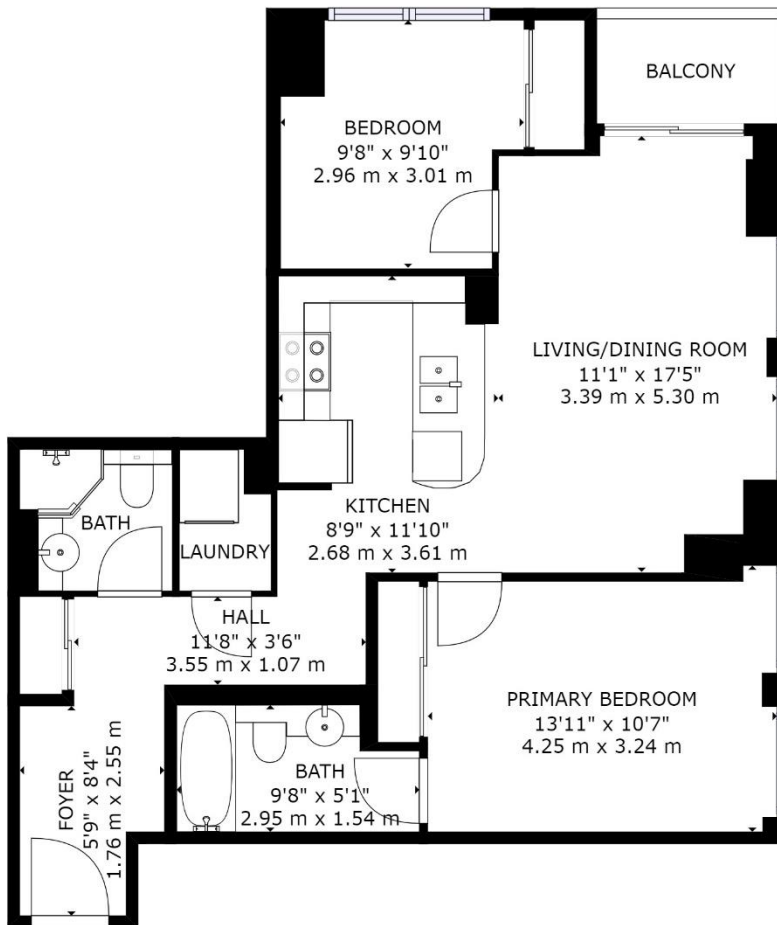
**HALLMARK YORK GROUP REALTY LTD.**

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**RAISING THE BAR**





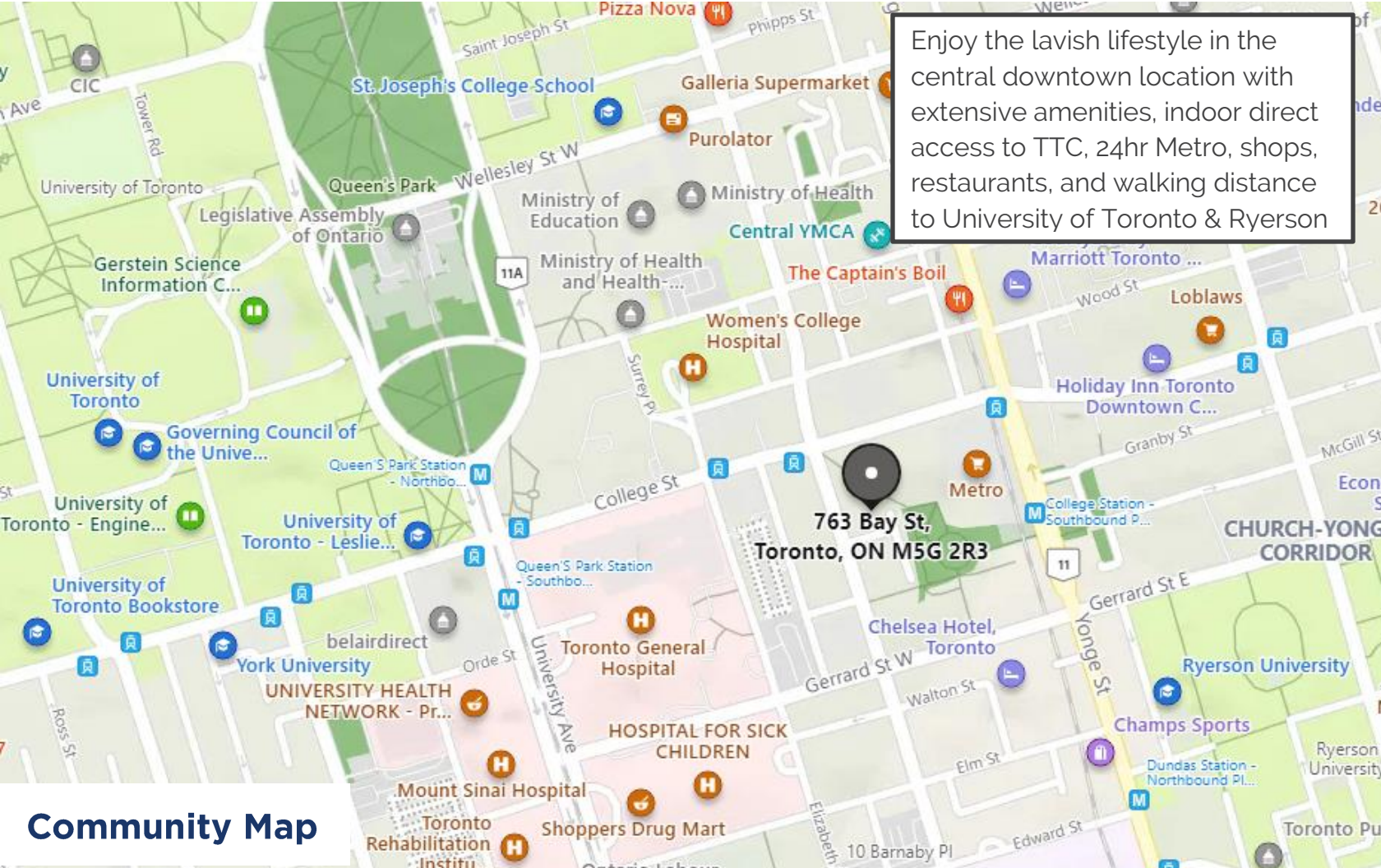


## Floor Plan

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Enjoy the lavish lifestyle in the central downtown location with extensive amenities, indoor direct access to TTC, 24hr Metro, shops, restaurants, and walking distance to University of Toronto & Ryerson



Community Map

763bay.ca

