



Lecanne
Weld

SOHO CONDOMINIUMS

36

36 Blue Jays Way, Suite 503

WELCOME TO 36 BLUE JAYS WAY, SUITE 503

Beautiful modern one bedroom suite – literally move-in ready, all the furniture is included! A great investment (excellent current tenants would like to stay on), or a perfect address to call home. Situated in Downtown Toronto, close to the Financial Core & Entertainment District. Walk to Rogers Centre, Scotiabank Arena, or the Lake, plus shops, restaurants, and easy transit. Modern kitchen with stainless steel appliances and breakfast bar is open to the living/dining room. Floor to ceiling windows with sunny west exposure throughout. The master bedroom has a sitting area/office/den area. Rare 1 underground parking spot included. Five star hotel quality amenities including a gym, indoor saltwater pool with a steam room and whirlpool, rooftop terrace, and 24 hour concierge. Enjoy the security of condo ownership and the convenience of hotel living with access to hotel services like dry-cleaning, newspaper delivery, house-keeping and more, plus access to Soho Met Hotel lobby restaurants – Moretti’s Caffè, Pizzeria Moretti & Wahlburgers.

COAT CLOSET

LAUNDRY CLOSET

- Stackable Whirlpool washer and dryer

KITCHEN

- Tile floor
- Granite counters
- Breakfast bar
- LG stainless steel fridge
- Bosch four burner induction cooktop
- Bosch built-in stainless steel oven
- Bosch stainless steel dishwasher
- Built-in stainless steel microwave
- Stainless steel sink

LIVING ROOM / DINING ROOM

- Hardwood floor
- Open concept
- Floor to ceiling windows with sunny western exposure

MASTER BEDROOM

- Hardwood floor
- Sliding doors
- Separate sitting area/den/office
- Double closet
- Floor to ceiling windows with sunny western exposure

FOUR PIECE WASHROOM

- Tile floor
- Vanity with wall to wall mirrors and bowl sink
- Polished chrome fixtures and taps
- Tub with handheld shower
- Wall sconce

ADDITIONAL INFORMATION

Taxes: \$2,358.61 (2023)

Parking: One underground parking (A12)

Maintenance: \$686.47/month (includes water, heat, central air conditioning, building insurance, parking, common elements)

Inclusions: All furniture, all accessories, all kitchen appliances, washer, dryer, all electric light fixtures, all window coverings.

Exclusions: Any items belonging to tenants.

Possession: 30-60 days/TBA

OFFERED FOR SALE AT \$699,000.⁰⁰









LEEANNE WELD KOSTOPOULOS

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