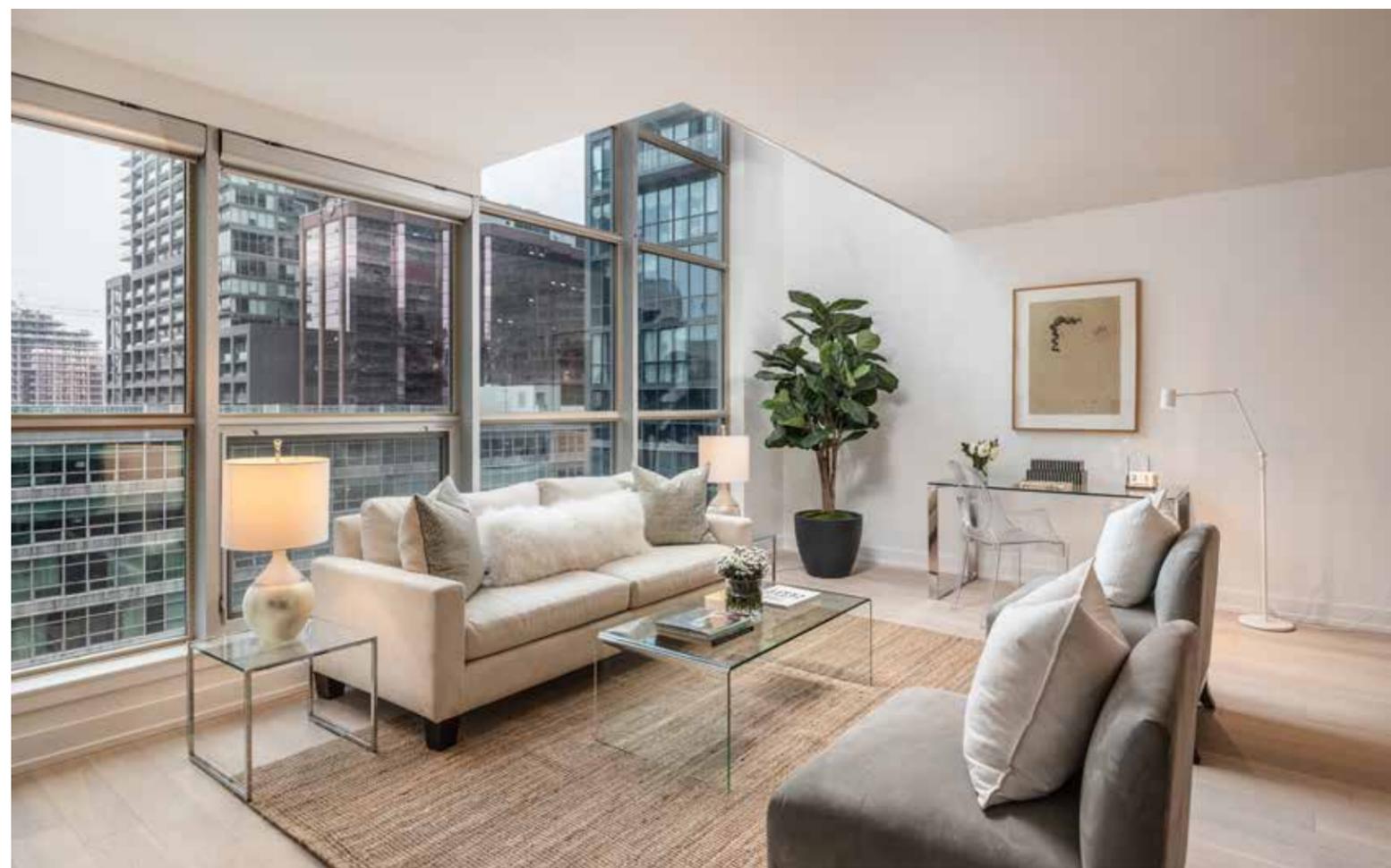
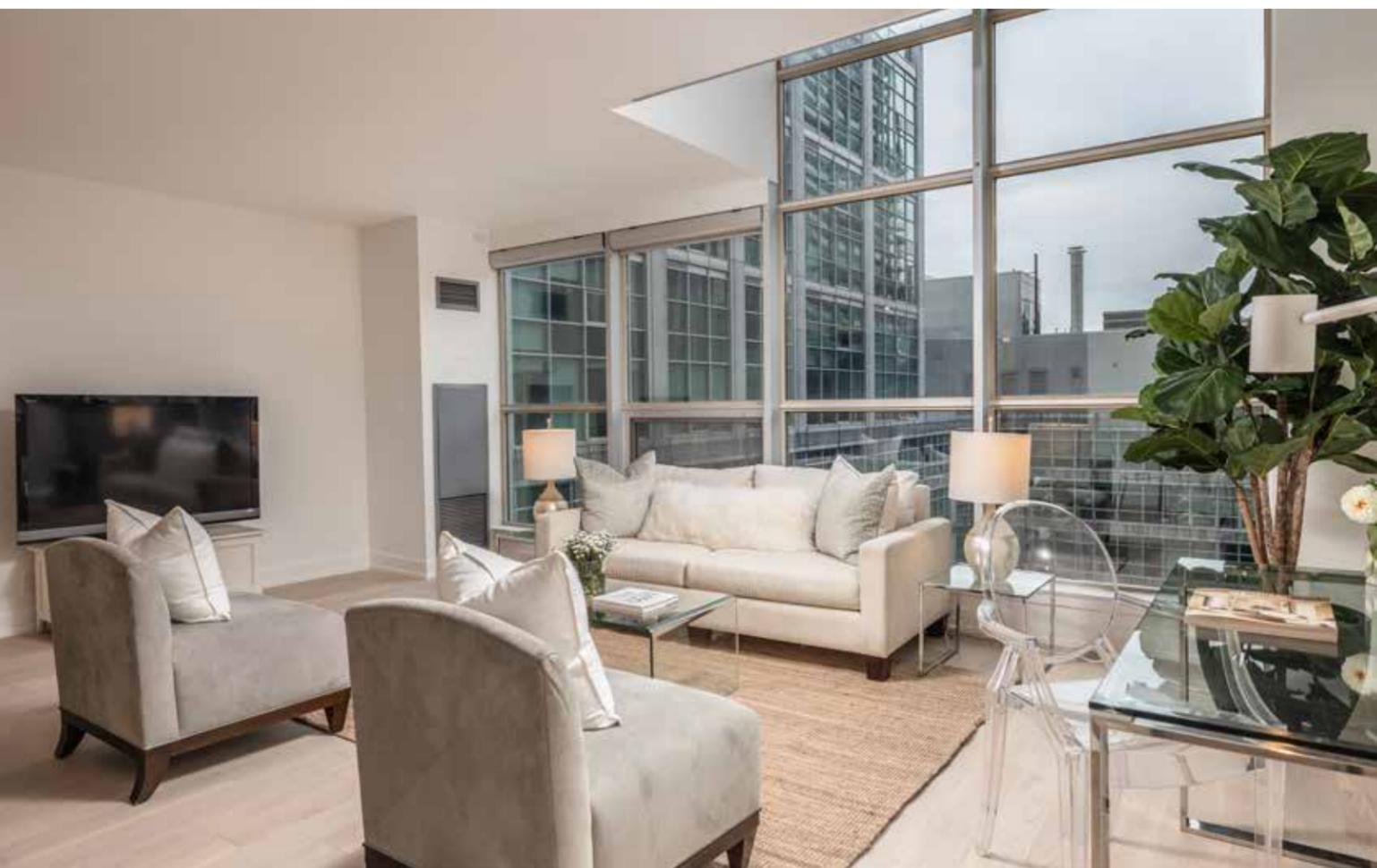




Welcome to 36 Blue Jays Way, Suite 703

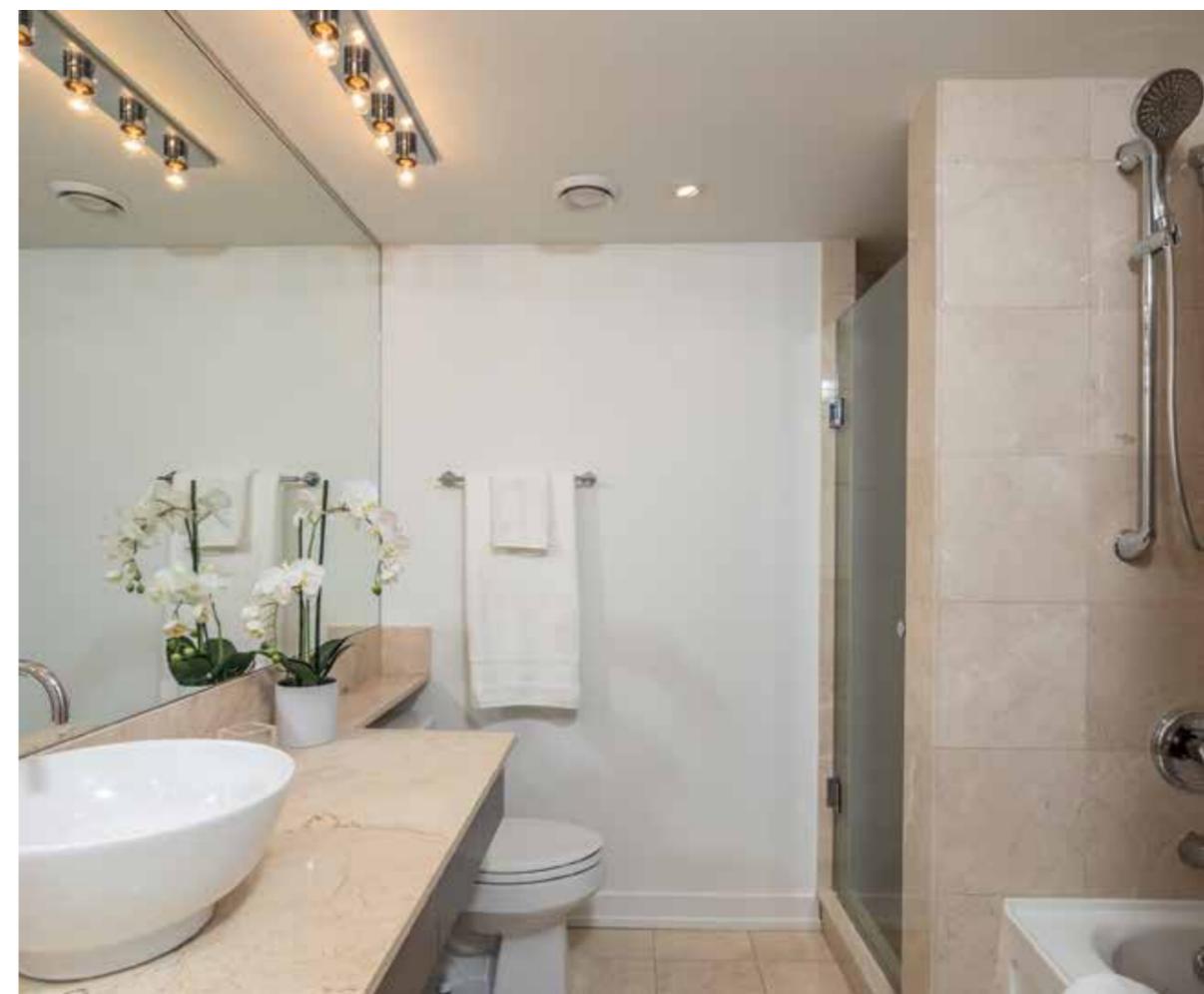
Total renovation just completed! This gorgeous sunny two-level loft features floor to ceiling windows and beautiful west exposure. Open concept main floor with modern kitchen with a breakfast bar, dining room, living room, and full washroom. The second floor offers a laundry room, two bedrooms, the master with ensuite, and the second bedroom has custom designed sliding barn doors to enclose for privacy. Brand new white oak wide plank hardwood floors throughout, new custom light fixtures, freshly painted throughout including walls, ceilings, and trim, custom wood closet organizers in both bedroom closets, and excellent in suite storage. Five-star hotel quality amenities including a gym, indoor saltwater pool with a steam room and whirlpool, rooftop terrace, and 24-hour concierge, and one underground parking spot is included. Enjoy condo ownership along with the convenience of hotel living with access to hotel services like dry-cleaning, newspaper delivery, housekeeping and more, plus access to Soho Met Hotel lobby restaurants – Moretti's Caffe, Pizzeria Moretti & Wahlburgers. Perfectly situated in Downtown Toronto, close to the Financial Core & Entertainment District. Walk to Rogers Centre, Scotiabank Arena, Lake Ontario, plus shops, restaurants, and easy transit.

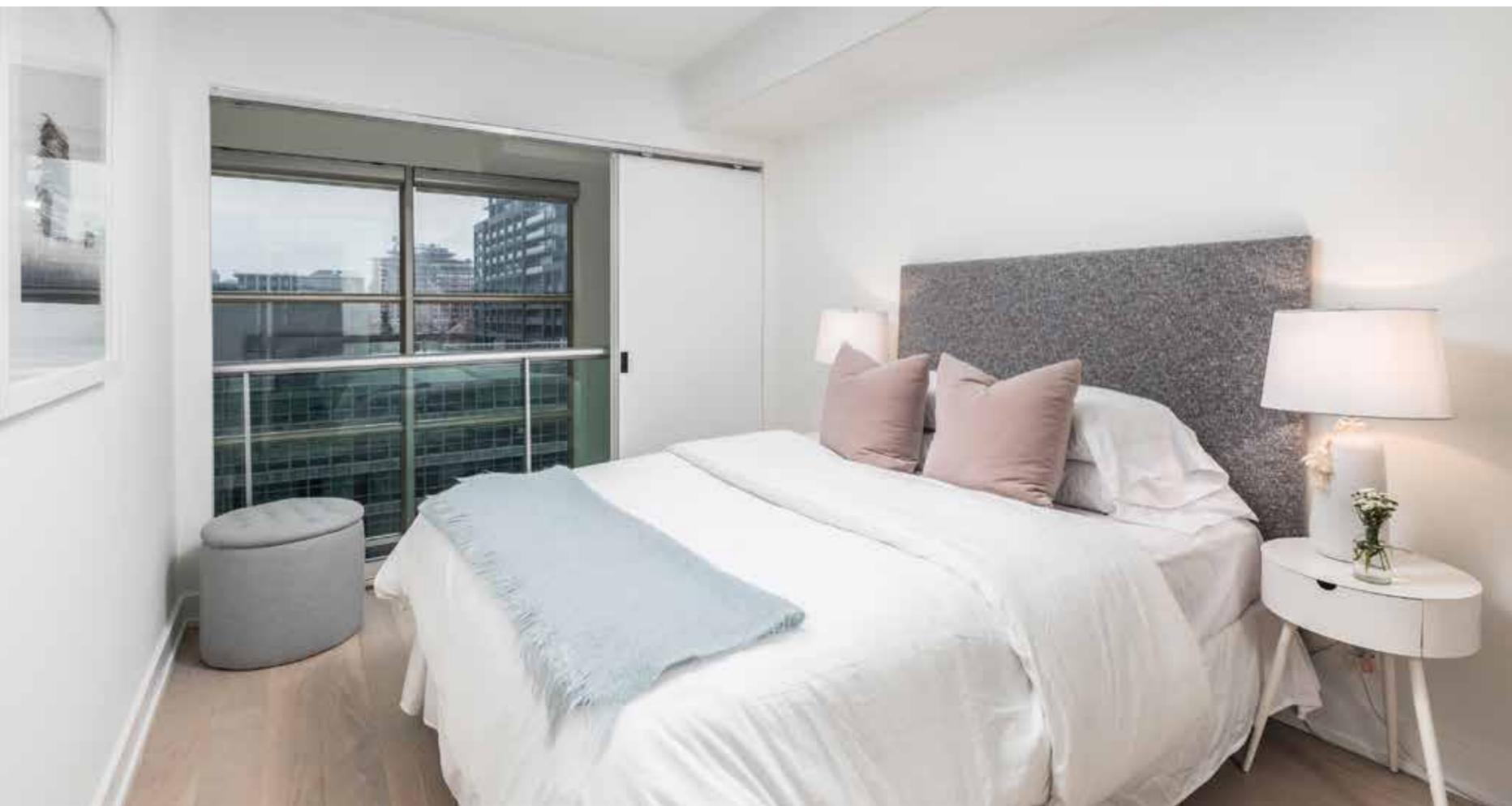












MAIN FLOOR

Foyer

- White oak hardwood floor

Kitchen

- Jenn Air integrated two door refrigerator
- Fischer & Paykel integrated dishwasher drawers
- Bosch oven
- Bosch cooktop
- GE built-in microwave/range hood
- Quartz countertops
- Glass tile backsplash
- Double stainless steel sink with polished chrome fixtures and gooseneck tap
- Breakfast bar
- Wine storage
- Open shelving
- Halogen track lighting

Dining Room

- White oak hardwood floor
- Open concept
- Tall ceiling
- Custom light fixture

Living Room

- White oak hardwood floor
- Open concept
- Floor to ceiling windows with sunny west exposure
- Open to above with soaring ceilings

Three Piece Washroom

- Tile floor
- Wall to wall mirror
- Floating vanity with bowl sink
- Polished chrome fixtures and taps
- Glass enclosed shower
- Custom track lighting
- Recessed lighting

SECOND FLOOR

Laundry Closet

- Tile floor
- Double door
- Excellent storage
- Stackable Maytag washer and dryer

Master Bedroom

- White oak hardwood floor
- Large window with sunny west exposure
- Walk-in closet with custom wood closet organizers

Five Piece Ensuite Washroom

- Tile floor
- Wall to wall mirror
- Attached makeup mirror
- Floating vanity with bowl sink
- Polished chrome tower racks under vanity
- Chrome fixtures and taps
- Soaker tub with handheld shower
- Glass enclosed shower
- Recessed lighting
- Custom lighting
- Wall sconces

Second Bedroom

- White oak hardwood floor
- Double mirrored closet with custom wood closet organizers
- Custom barn doors for privacy
- Open to below with custom designed sliding barn doors to enclose bedroom for privacy
- Floor to ceiling windows and sunny west exposure

additional information

Taxes:

- \$3,926.94 (2024)

Maintenance:

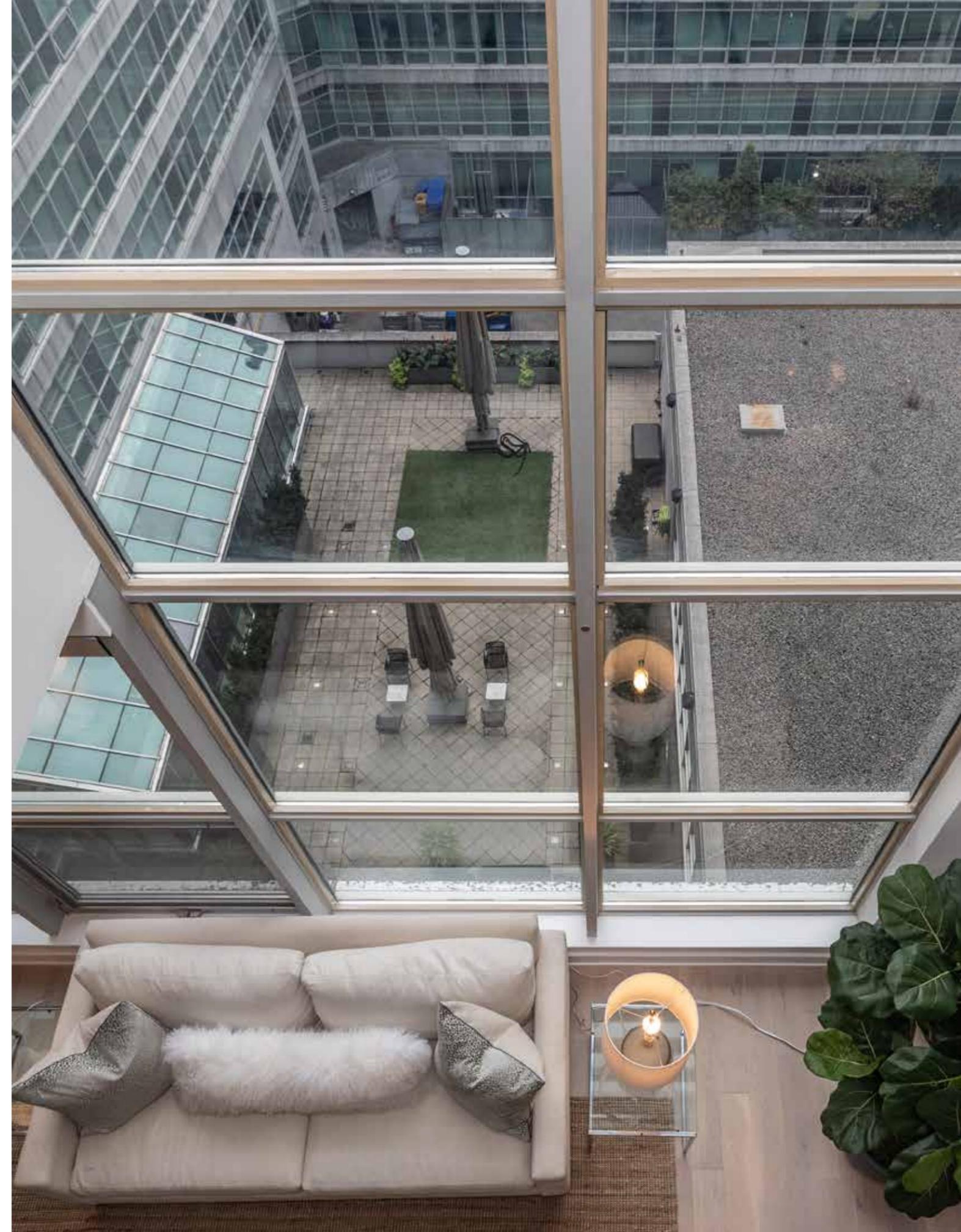
- \$1,336.14/month (includes water, heat, central air conditioning, building insurance, parking, common elements)

Possession:

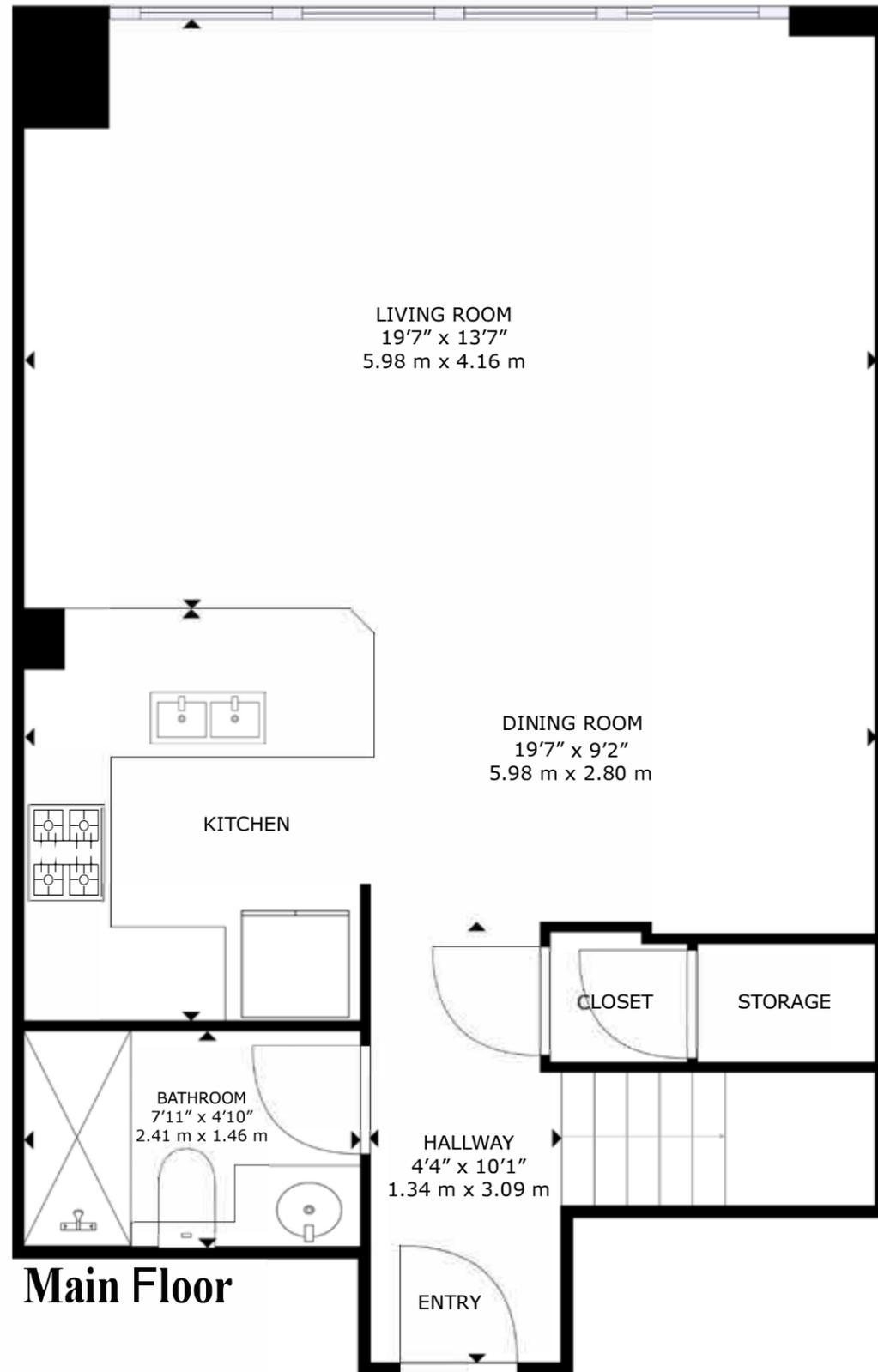
- 30-60 days/TBA

Inclusions:

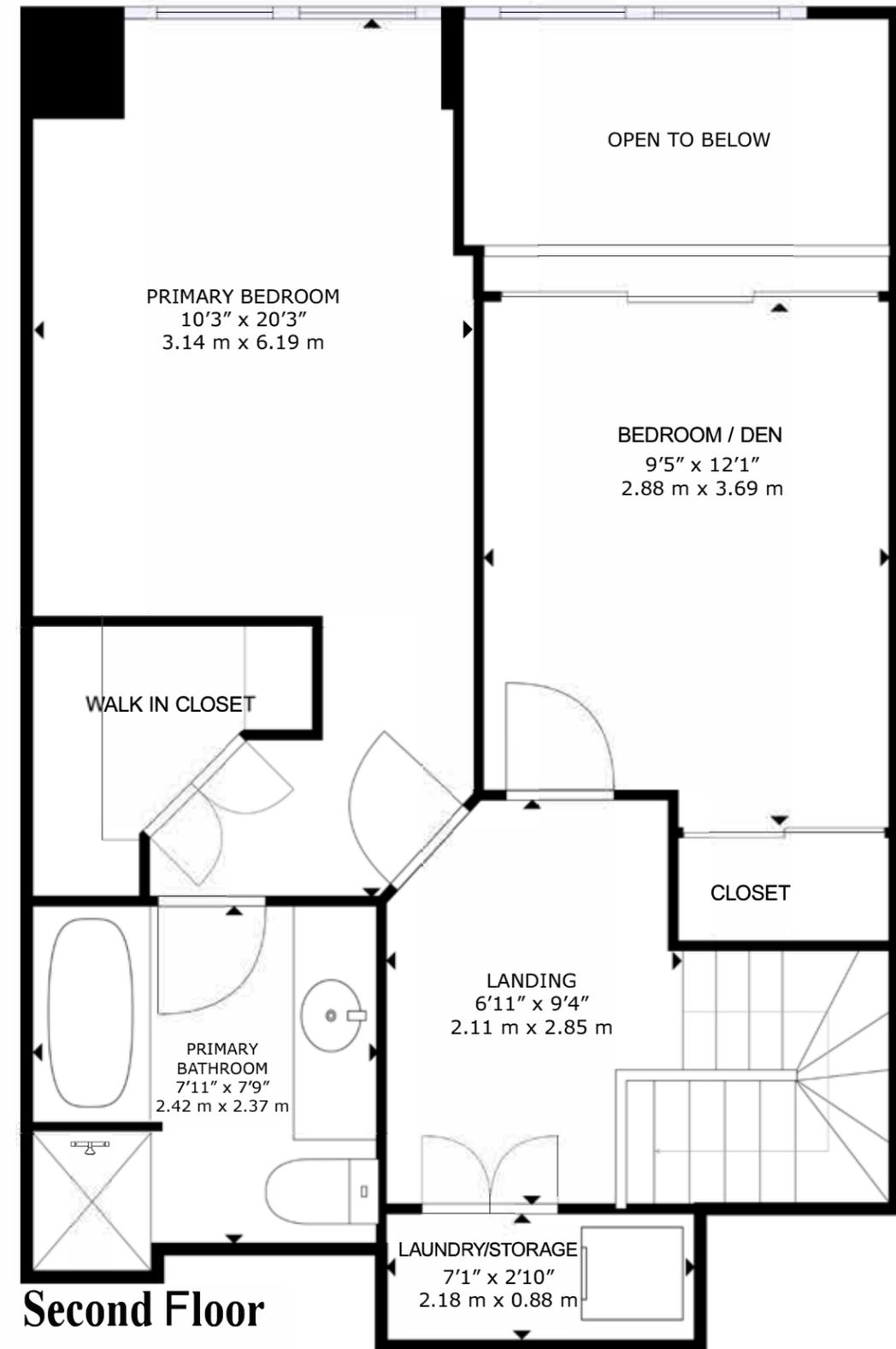
- All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.



offered for sale at \$949,000.⁰⁰



Main Floor



Second Floor





Chairman's Award Winner Top 5, Dollar Volume and Units Sold
2022
Gairdner Award Winner
2004-2023
Lifetime Chairman's Award Winner

LEEANNE WELD KOSTOPOULOS
Sales Representative
c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com



The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.