

Welcome To
St. Regis Residences
311 Bay St. #3904

Foyer	2.07 x 1.89m	6'8" x 6'2"	<ul style="list-style-type: none">• Double Closet• Polished Calacatta Oro Marble Floors• Gallery Walls• Direct Elevator Access
Living Room	5.21 x 4.60m	17'1" x 15'1"	<ul style="list-style-type: none">• Open Concept• Polished Calacatta Oro Marble Floors• 10.5 Ft. Coffered Ceiling• Electric Fireplace• Low Custom Cabinets with Caesarstone Tops Flanking the Fireplace• Picture Windows Offering South and East City Views
Dining Room	5.21 x 3.38m	17'1" x 11'1"	<ul style="list-style-type: none">• Combined with Living Room• Polished Calacatta Oro Marble Floors• 10.5 Ft. Coffered Ceilings• Picture Windows Offering East City Views
Kitchen	5.66 x 3.81m	18'6" x 12'5"	<ul style="list-style-type: none">• Crystalized White-Glass Counters and Backsplash• Custom Walnut Cabinets• Instant Hot Pot Filler Tap• Oak Hardwood Floors• Breakfast Bar• Integrated Appliances• Halogen Pot Lights• Picture Windows Offering East City Views

Master Bedroom	6.70 x 4.40m	21'10" x 14'4"	<ul style="list-style-type: none"> • Large Walk-In Closet • Oak Hardwood Floors • Large Wardrobe with Sliding Doors Inset With Black Painted Glass Panels • Custom Walnut Platform King Size Bed with Integrated Storage and End Tables • Picture Window Offering South City Views
Master Ensuite			<ul style="list-style-type: none"> • 6-Piece with Bidet, Soaker Tub, Stall Shower and Double Vanity
Second Bedroom	4.39 x 3.78m	14'4" x 12'4"	<ul style="list-style-type: none"> • Double Closets with Organizers • Oak Hardwood Floors • Built-In Wall Unit • Picture Window Offering South City Views
Main Bathroom			<ul style="list-style-type: none"> • 3-Piece with Shower Stall
Laundry Room			<ul style="list-style-type: none"> • Sink

Additional Information

Inclusions	<ul style="list-style-type: none"> • Miele Refrigerator • Miele Stainless Steel Stove-Top • Miele Stainless Steel Oven • Stainless Steel Exhaust • Miele Stainless Steel Microwave • Miele Dishwasher • Miele Stacked Washer/Dryer • Window Coverings Including Electric Remote Blinds and 2 sets of blinds - blackout and sheer - in both bedrooms • Electric Light Fixtures • Central Vacuum & Related Accessories • Custom Built-ins Throughout
Exclusions	<ul style="list-style-type: none"> • Small Pendant Light Fixture in Front Hall Foyer • Any items belonging to the Tenant
Note	<ul style="list-style-type: none"> • Some furnishings are negotiable

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| Maintenance | <ul style="list-style-type: none">• \$2,524.28 per month• Includes: heat, water, central air conditioning, common elements and building insurance |
| Parking | <ul style="list-style-type: none">• \$425 per month and includes valet services and underground parking |
| Locker | <ul style="list-style-type: none">• One Owned Out-of-Suite Locker on Level 4, Unit #82 |
| Legal Description | <ul style="list-style-type: none">• TSCC 2279• Level 10, Unit 4 |
| Taxes | <ul style="list-style-type: none">• \$12,636.60 per annum (2019) |
| Heating/Cooling | <ul style="list-style-type: none">• Forced Air with Coil Components and Heats with Steam/Wave System• Central Air Conditioning |
| Amenities | <ul style="list-style-type: none">• Concierge – 7:00am-11:30pm Daily• Indoor Saltwater Pool on 32nd Floor• Saunas on 32nd Floor• Fitness Room on 32nd Floor• Terrace with BBQ Area on 32nd Floor• Business Centre with WiFi on 32nd Floor• Valet Parking• Access to St. Regis Hotel Services including: Spa, Chauffeured House Car, Bar/Restaurant and much more |

For More Information, Please Contact:



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information