



PH #2 - 1486 BATHURST ST

PROPERTY DETAILS

JULIA BOULAN  
BROKER



Suite #1802 (PH 2) 1486 Bathurst Street

## A SOPHISTICATED FAMILY RESIDENCE

NESTLED IN ONE OF TORONTO'S MOST PRESTIGIOUS ADDRESSES: AT THE INTERSECTION OF FOREST HILL AND  
HUMEWOOD NEIGHBOURHOODS

### PROPERTY DETAILS:

4 Bedrooms + 3 Bathrooms

Size: 2177+ 6 WALK-OUTS TO BALCONIES/ TERRACES

Taxes: \$8,764 (2024)

Maintenance Fees: \$3,110.10/mo

Parking: 2 side-by-side parking spots on Floor 3 (#11 & #12)

Locker: 2 Private lockers on Floor 4 (#34 & #35)

Possession: Flexible/Immediate

### BUILDING AMENITIES:

24-hour Concierge

Gym/Exercise Room

Party Room/Meeting Room/Media Room

Rooftop Deck/Garden with Community BBQ

Guest Suites

### INCLUSIONS:

All window coverings and related hardware (automated)

Electric fireplace in the bedroom

All Kitchen Appliances, including:

Miele Full Size Fridge and Freezer

Miele Induction Stove Top

Miele Convection Oven & Microwave



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### **INCLUSIONS CONT:**

Miele built-in Dishwasher  
Miele Integrated Coffee Machine  
Full size front load Whirlpool Washer & Dryer  
Wine Cell'R Platinum Wine Fridge  
High-End Electrical Fixtures and Chandeliers

### **FEATURES AND IMPROVEMENTS**

10 Ft Ceilings & Hardwood Flooring throughout  
Brand-new Custom-built Kitchen Cabinetry in high gloss finish  
(easily maintained)  
Custom-built Kitchen Island with ample storage inside  
Built-in storage unit in the Foyer

### **LIVING/DINING:**

Open Concept Living Room combined with Dining Room & Kitchen  
2 Walk-outs to Balcony & Terrace  
Custom Drapes  
Designer dining room with a statement chandelier-motif feature wall  
A trio of sculptural globe pendant lighting (included)  
Contemporary white dining table with bold black seating - 6 leather chairs –  
all available for purchase

### **FAMILY ROOM:**

Sun-lit south-west corner room with plenty of natural light  
Extra-deep sofa and love seat from Roche Bobois Paris (available for purchase)  
A stunning modern "Spider Chandelier" with cascading glass globe pendants  
(included)



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### **KITCHEN:**

Contemporary Fully Equipped Chef's Kitchen  
Oversized Quartz Centre Island with Ample Storage inside  
Custom-Built Cabinetry with Display Shelving  
Plenty of storage, plus additional space in the Pantry  
Miele Full Size Fridge and Freezer  
Miele Induction Stove Top  
Miele Convection Oven & Microwave  
Miele built-in Dishwasher  
Miele Integrated Coffee Machine  
Extra deep sink with integrated filter system  
Wine Cell'R Platinum Wine Fridge  
Oversized designer dome Pendant with sculptural cut-out design (INCLUDED)

### **PRINCIPAL BEDROOM:**

Floor-to Ceiling Windows with custom black-out drapery  
Large Principal bedroom with an adjacent Sitting area with a cozy fireplace  
Large Ensuite Bathroom with Oversized Shower & double sink raised vanity for extra height and comfort  
Walk-in Closet Custom outfitted with Cabinetry and Shelving

### **SECONDARY BEDROOM:**

Floor to Ceiling Windows with custom drapery  
Extra-large closet with mirror doors covering the width of the entire room  
Brand-new Queen bed with ultra soft leather headboard featuring hidden side tables  
Designer feather pendant  
Walk-out to private large balcony

En-suite Bathroom with a Tub/Shower & glass sliding doors  
Custom cabinetry on the wall and raised single vanity for extra height and comfort



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### **3<sup>RD</sup> BEDROOM:**

Floor to Ceiling Windows with custom drapery and Walk-out to balcony  
En-suite Bath with Shower  
Large Closet

### **4<sup>TH</sup> BEDROOM/OFFICE:**

Harwood Floor  
Large Window  
Personal artwork is excluded

### **LAUNDRY:**

Custom Built-ins  
Full size front load **Whirlpool** Washer & Dryer

### **OUTDOORS:**

Custom-tiled 5 terraces

### **EXCLUSIONS:**

All artwork and personal items





FOR MORE INFORMATION, PLEASE CONTACT:

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