



1414 BAYVIEW AVENUE UNIT 601

LEASIDE





A SOPHISTICATED LUXURIOUS SUITE IN A PRIME LEASIDE BOUTIQUE BUILDING

Enjoy the height of luxurious living at this boutique building in the coveted Leaside neighbourhood. Centrally located a short walk to all the amenities of the well-loved Bayview strip, this elegant building by Gairloch Developer offers an elevated living experience and a private lifestyle with only 44 units in the building. With refined finishes and uncompromising quality, this property brings a heightened attention to detail, with superior quality finishes, a spacious layout and elevated appliances for the most discerning buyer. Amenities such as a sophisticated double-height lobby with adjoining library and outdoor lounge, 12-hour concierge service and complimentary visitor parking add to the luxurious feel of these refined residences.



Impressive 9 foot ceiling heights welcome you upon entry in this sophisticated unit. A double-closet in the foyer opposite ensuite laundry with built-in shelving greets you before seamlessly moving into the custom European-designed kitchen. Chic cabinetry and an oversized centre island with Caesarstone countertops offer cabinetry with soft close doors, alongside a suite of upscale energy-efficient Miele appliances all in a stainless steel finish. Premium engineered hardwood floors throughout lay the foundation in the suite, with a dining room overlooking the stellar terrace and a spacious living room, all perfect for all your entertaining and family day-to-day living needs. A wall of windows and sliding door along the west-wall of the dining room and living room, lead you to an outstanding terrace retreat.

The spacious primary suite is conveniently and quietly tucked in at the far end of the unit, offering the utmost privacy. With an accompanying walk-in closet, floor-to-ceiling windows with a view overlooking the terrace and a spa-like four-piece bathroom with his-and-her sinks, Caesarstone counters, Kohler fixtures and an oversized walk-in rainfall shower this bedroom provides the ultimate private oasis. The second bedroom is an equally luxurious retreat, also with windows overlooking the terrace, and a conveniently-adjacent four piece bath with Caesarstone counters and Kohler fixtures.





EXTERIOR AND OUTDOOR SPACE

With 364 square feet of outdoor living space, and high privacy screens, the west-facing terrace is a dream. With views spanning from southwest to the prominent downtown core in the distance, and northwest to midtown Toronto, this is a rare and luxurious find. Glass railings let in light while maintaining the effortlessly chic design within the unit, with planters flanking the railings to bring the outdoor elements of nature in. A spacious layout allows several seating areas affording opportunities for dining alfresco, a conversation set for outdoor entertaining and gathering, or a quiet corner to curl up with a good book and admire the stunning sunset.







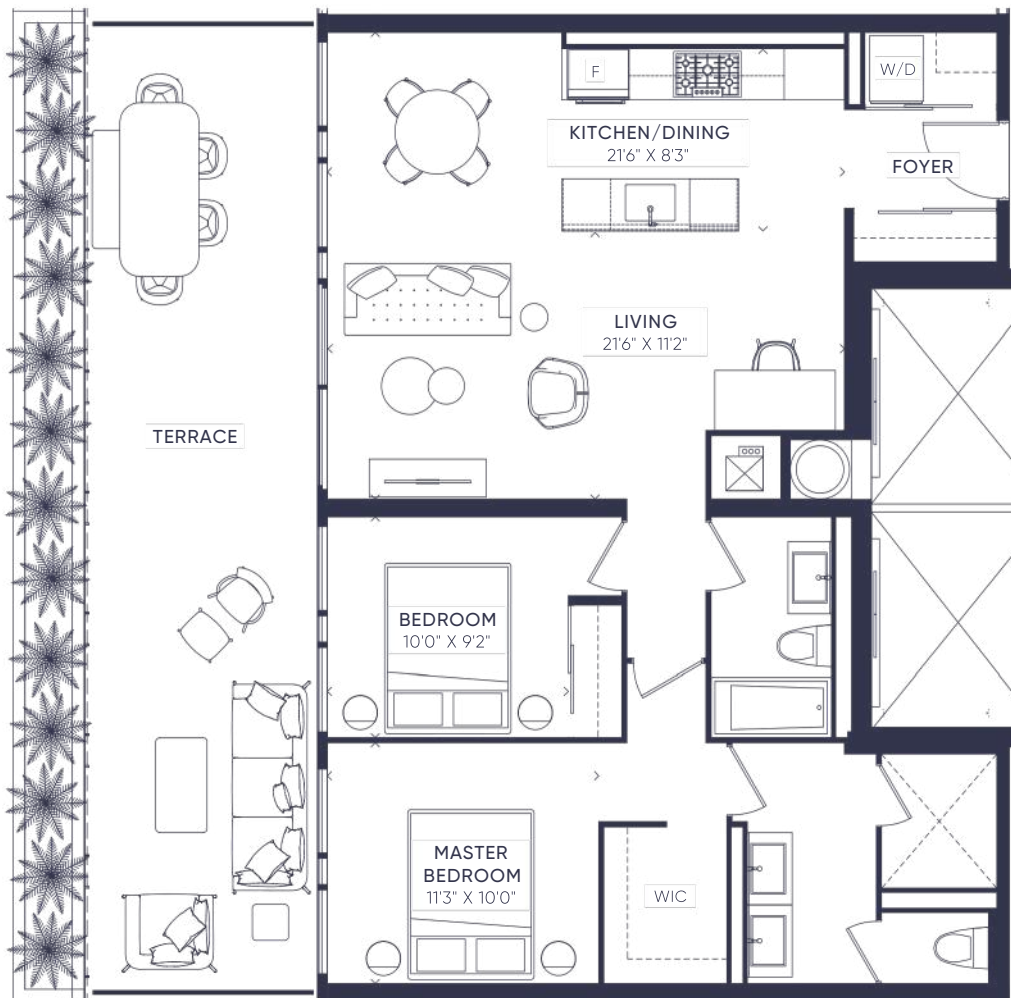


NEIGHBOURHOOD

Known for its family-friendly community, lush greenery and historic homes, Leaside is a picturesque upscale neighbourhood in midtown Toronto. Within the catchment area for prime public schools such as Maurice Cody Junior Public School as well as in close proximity to private schools such as Branksome Hall, Upper Canada College and The Bishop Strachan School. Bounded by nearby natural ravine networks, Leaside is steps away from walking trails offering peaceful and secluded connections to nature. Leaside is conveniently located minutes to nearby St. Clair and Davisville subway stations, which link residents to the city's rapid transit network and the Don Valley Parkway is moments away for those commuting by car. A short walk to the well-loved shops, cafes and popular restaurants on the Bayview strip make this an ideal spot to enjoy the benefits and amenities of an urban life, in a tranquil and upscale private boutique setting.

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Floor Plans



POSSESSION

- 60-90 Days | Flexible

TAXES

- \$6,801(2025)

HEATING

- Forced Air, Gas

COOLING

- Central Air Conditioning

PARKING & LOCKER

- One Owned Underground Parking Spot
- One Owned Locker

INCLUSIONS

- Miele refrigerator
- Miele oven
- Miele range
- Miele dishwasher
- Panasonic built-in microwave
- Stacked Whirlpool washer and dryer
- All electric light fixtures
- All window covering



ELEVATE YOUR EXPECTATIONS



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