



1414 BAYVIEW AVENUE # 606

LEASIDE



REFINED DESIGN AND BOUTIQUE LUXURY IN THE HEART OF LEASIDE

Thoughtfully designed by Peter Clewes of Architects Alliance and finished to an exceptional standard, this two-bedroom plus den, two-bathroom suite spans 1,276 square feet of interior space with a stunning 441 square foot west-facing terrace delivering breathtaking views above the treetops.

This is an urban sanctuary for those who appreciate elegant living, elevated design, and walkable convenience to all the amenities, shops and restaurants along Bayview Avenue.

SEAMLESS LIVING SPACES

From the moment you enter, this suite impresses with its airy, light-filled layout and sophisticated material palette. The spacious open-concept living and dining areas are anchored by wide-plank hardwood flooring and flooded with natural light from wall-to-wall, floor-to-ceiling west-facing windows.

A designer kitchen sits at the heart of the home, outfitted with custom Italian cabinetry, Caesarstone countertops, a large centre island with ample seating, and seamlessly integrated appliances. This space is equal parts form and function — ideal for entertaining and everyday ease.

INSPIRED PRIVATE RETREAT

The split-bedroom layout enhances both privacy and flow. The serene primary suite includes a walk-in closet with custom millwork, west-facing views, and direct access to the terrace. Its spa-like ensuite features a floating double vanity, a mosaic tile feature wall, walk-in rainfall shower, and a private water closet.

The second bedroom is also terrace-facing and equipped with ample closet space with custom built-ins. A versatile den offers flexibility as a home office, nursery, or reading lounge.

A second full bath, styled with a floating vanity and walk-in shower, is conveniently located near the entryway.

OUTDOOR OASIS

The west-facing terrace is a rare and coveted feature — offering 441 square feet of beautifully elevated space with panoramic views, perfect for sunset entertaining or relaxed al fresco living. Both bedrooms and the living area have direct walkouts, allowing for effortless indoor-outdoor flow.

**Photos are Virtually Staged for this Listing.*













KEY FEATURES

- Approx. 1,276 sq ft of interior space
- Expansive 441 sq ft west-facing terrace
- Two bedrooms + den, two bathrooms
- Open-concept principal rooms with hardwood flooring throughout
- Custom Italian kitchen with centre island and premium integrated appliances
- Spa-inspired primary ensuite with double vanity and walk-in shower
- Floor-to-ceiling windows in living and dining rooms
- Premium finishes, high ceilings, and generous storage
- Large size locker and two well place parking spots

INCLUSIONS

- Miele built-in refrigerator
- Miele gas range
- Falmec hood fan
- Miele built in wall oven
- Panasonic built-in microwave
- Whirlpool washer and dryer
- All electric light fixtures

TAXES

- \$8,242.00 (2025)

MAINTENANCE FEES

- \$1,523.26 / Month

POSSESSION

- Immediate

LOCKER

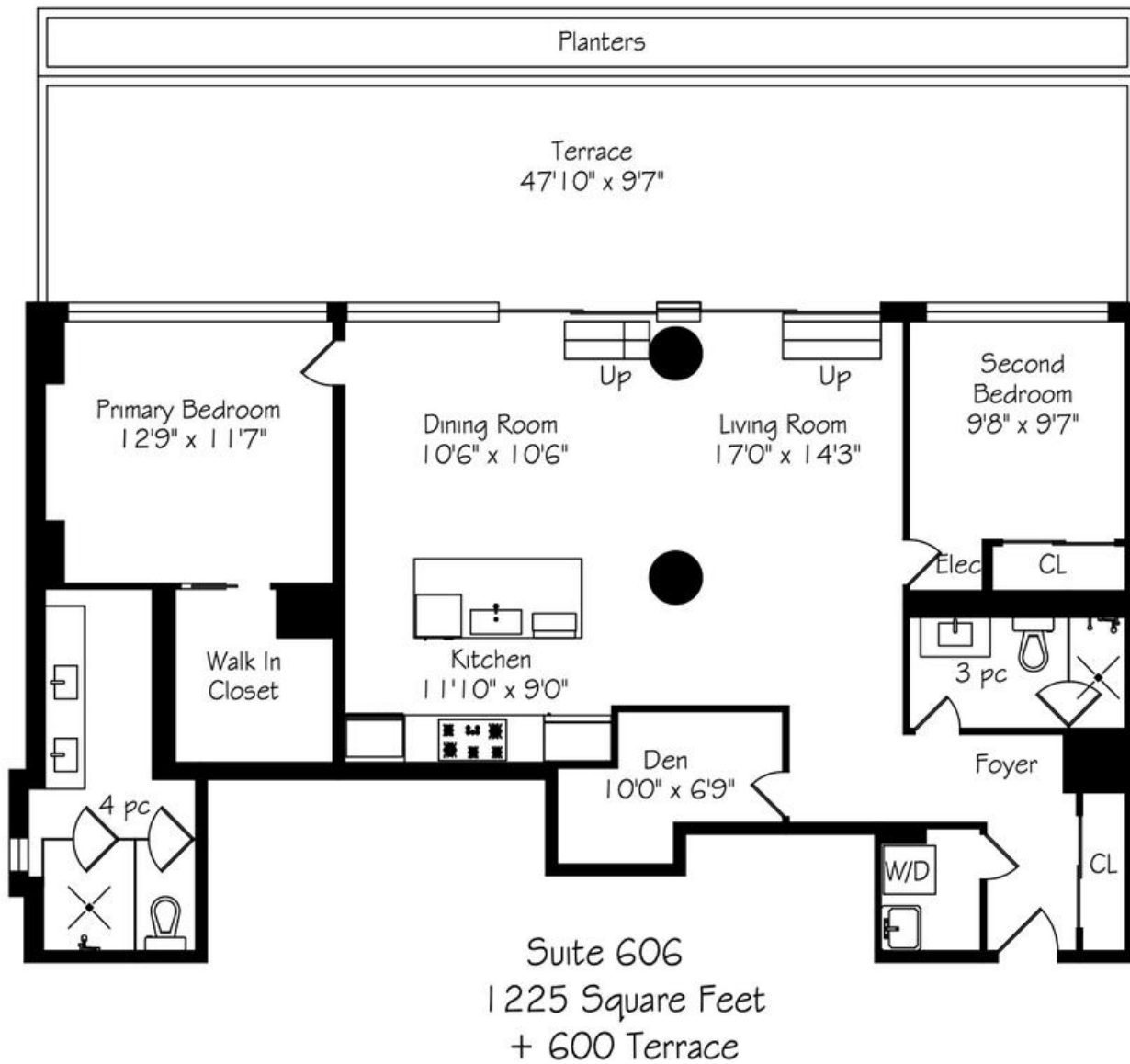
- One Owned Locker

PARKING

- Two Owned Underground Parking Spots (#25 and #26)

1414 BAYVIEW AVENUE # 606

Floor Plans





ELEVATE YOUR EXPECTATIONS



Sandra O'Neill
Real Estate Agent
416.424.4910
sandra@heapsestrin.com



HEAPS ESTRIN

REAL ESTATE TEAM

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated