

40 BAIF BOULEVARD UNIT 501

RICHMOND HILL











FEATURES OF THE HOME

- Spacious 2-bedroom, 2-bathroom condo in Richmond Hill's desirable Baif Garden Community
- Functional 5 room layout ideal for smart, practical living
- Large private balcony overlooking landscaped gardens—ideal for relaxing
- Updated modern kitchen with sleek stainless steel appliances
- Freshly updated flooring in both bedrooms for a clean, contemporary feel
- Dedicated in-suite laundry room offering additional storage space
- All-inclusive maintenance fees covering heat, hydro, water, CAC, internet, and cable
- Access to exclusive Club 66 Recreation Centre
 - Amenities include: outdoor pool, full gym, sauna, party and games rooms
- Additional community perks:
 - Car wash bay
 - Ample visitor parking
 - Expansive green space
- Prime location:
 - Steps from Yonge Street and Hillcrest Mall
 - Close proximity to Richmond Hill Public Library, Wave Pool, and Mackenzie
 - Health Hospital
 - Easy access to GO Transit, VIVA, Highways 7 & 407
 - Surrounded by cafes, restaurants, and boutique shops
- Ideal for young professionals, downsizers, or first-time buyers
- Offers a blend of lifestyle, value, and urban convenience

IMPROVEMENTS

- Kitchen fully modernized with stainless steel appliances for a sleek look and improved functionality
- Updated flooring in both bedrooms enhances visual appeal and comfort
- Fresh overall aesthetic throughout the condo contributes to a move-in-ready experience
- In-suite laundry room offers not only convenience but also added storage and utility
- Maintained and managed as part of an all-inclusive maintenance program for stress-free living

INCLUSIONS

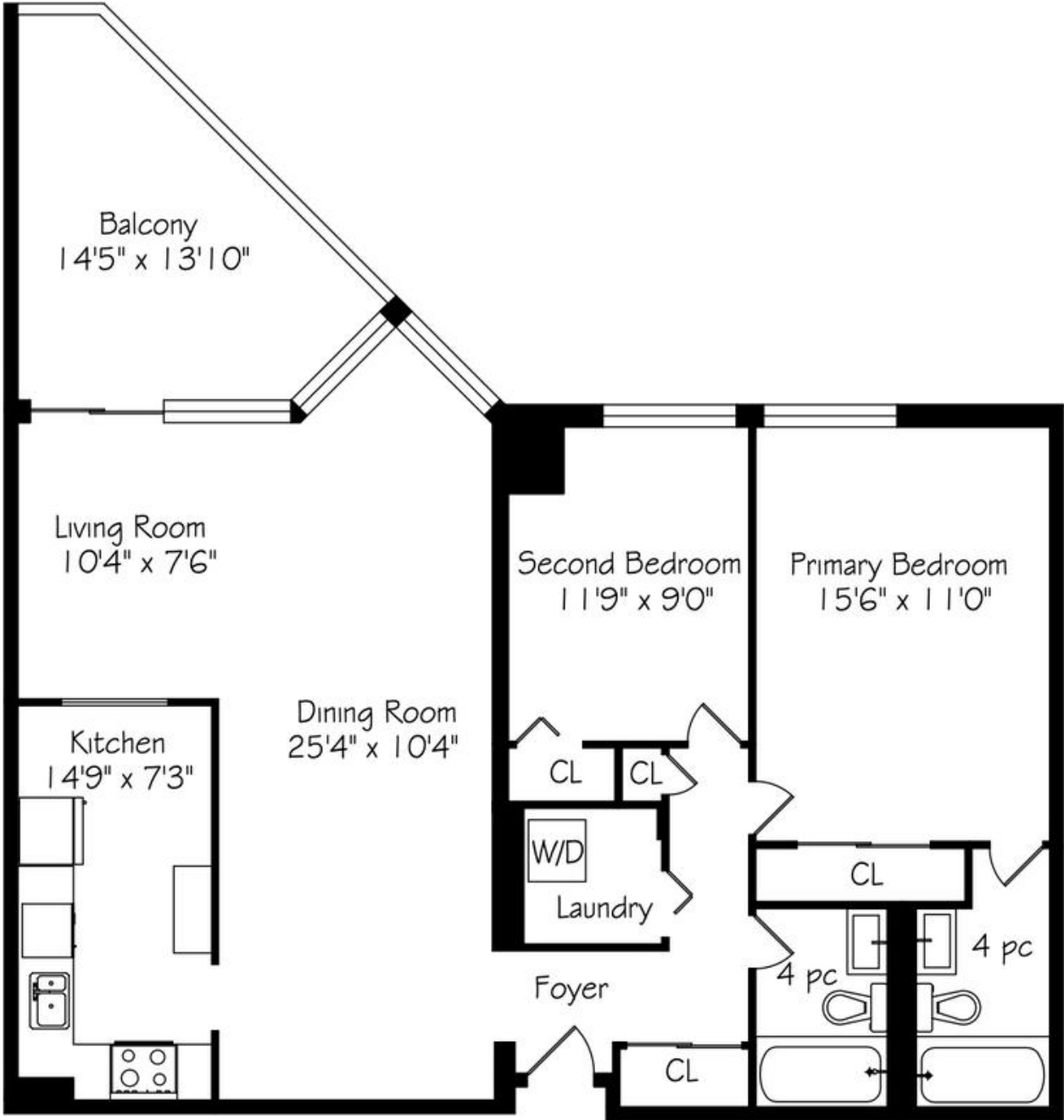
- All existing appliances: refrigerator, electric range, dishwasher, washer, and dryer
- All existing light fixtures and window coverings
- One dedicated electric vehicle (EV) charger is located at the unit's parking space - Note: A monthly fee applies if you register with Unico Power, and additional charges will be billed based on your charging time
- Maintenance fees cover: heat, hydro, water, CAC, cable TV, basic internet
- Full access to Club 66 Recreation Centre amenities

EXCLUSIONS

- None

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FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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