

1 BEDFORD ROAD SUITE 613

THE ANNEX





A SERENE SUITE IN THE ANNEX'S PREMIER RESIDENTIAL BUILDING

Overlooking the leafy streets of The Annex and Yorkville, Suite 613 at One Bedford is an exercise in serene living, catering to those seeking privacy and space to live, graciously. Offering a custom floor plan that takes advantage of wall-to-wall windows, Suite 613 is the step into condominium living you've been looking for, at a location that is unparalleled in Toronto.

Spread across over 950 square feet, Suite 613 offers the discerning buyer all the features they are accustomed to, within a space that's far from ordinary. The primary living area presents a generous kitchen with a breakfast bar and built-in appliances and overlooks the wide living and dining room, bathed in light and with views over The Annex neighbourhood. The second bedroom can readily serve as a comfortable den, office, guest room or library, to suit your unique needs.

Set apart from the living area is the spacious primary bedroom, finished with hardwood floors and wall-to-wall windows looking onto the full-length balcony. With ample room to accommodate a range of furnishings and arrangements, the space provides flexibility to be a true retreat. A four-piece ensuite along with a walk-in closet ensure privacy without compromise.

Admired by many, home to few - those who live at One Bedford love it. The friendly and attentive concierge who greets everyone by name, the luxurious salt water swimming pool and fitness facilities, guest suite and visitor parking are just a few of the perks on offer. The location is truly spectacular - step out into the heart of the charming Annex neighbourhood, take a short walk into bustling Yorkville, or stroll the picturesque University of Toronto campus.

Please Note Photos Are Virtually Staged







SUITE FEATURES

- Two-bedroom, two-bathroom suite spread over 950 square feet
- Full-length covered balcony with serene north views over The Annex neighbourhood
- Hardwood flooring throughout
- Spacious kitchen with breakfast bar, granite countertops, and extensive storage
- Stacked ensuite washing and drying machines
- Primary bedroom with four-piece ensuite bathroom and walk-in closet
- Luxurious four-piece ensuite bathroom with separate shower and soaker bathtub
- Large walk-in closet primed for customization
- Split-plan second bedroom, easily serving as a den or media room flowing into the living space
- Secondary three-piece guest bathroom

BUILDING FEATURES

- Premier full-time concierge service
- Saltwater indoor swimming pool and hot tub
- Well-equipped fitness centre
- Meeting room
- Party room with kitchen
- Newly renovated outdoor terrace
- Guest suite
- Visitor parking
- On-site property management

INCLUSIONS

- Refrigerator
- Oven
- Cooktop
- Built-in Microwave
- Washing Machine
- Drying Machine
- All Electrical Light Fixtures
- All Window

EXCLUSIONS

- None

HEATING

- Central Forced Air Heating

COOLING

- Central Forced Air Cooling

STORAGE

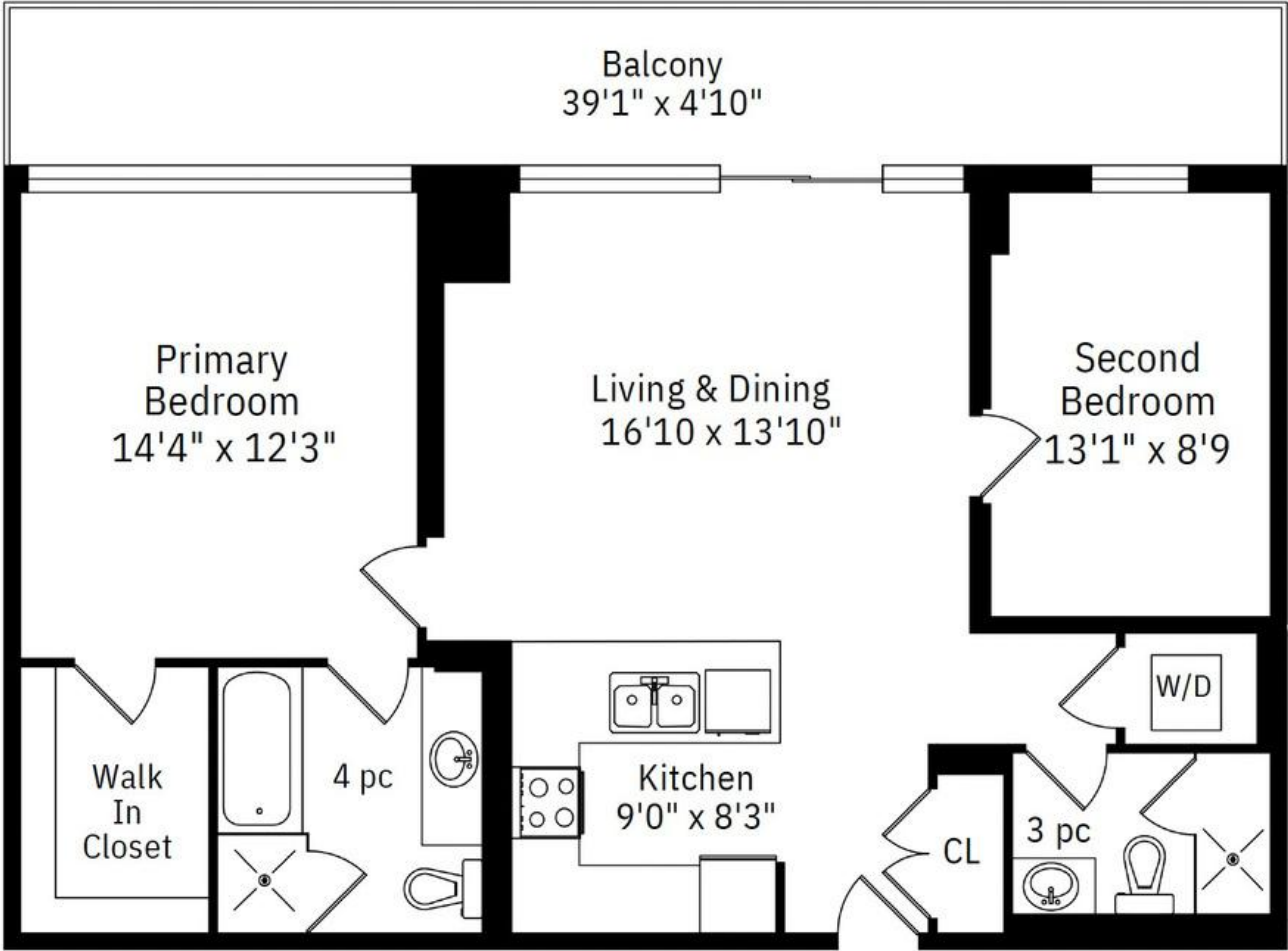
- One Storage Locker (Owned - P4 #252)

PARKING

- One Underground Parking Space (Owned - P4 #10)

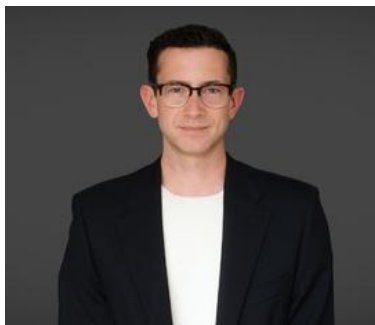
1 BEDFORD ROAD UNIT 613

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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