

1 BEDFORD ROAD UNIT 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.





IMMERSED IN LIGHT, ARRANGED FOR LIVING

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. Customized by the current owner, the second bedroom has been partially opened to create a comfortable den, office, or library, seamlessly flowing into the dining room but readily separated to suit your unique needs.

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.







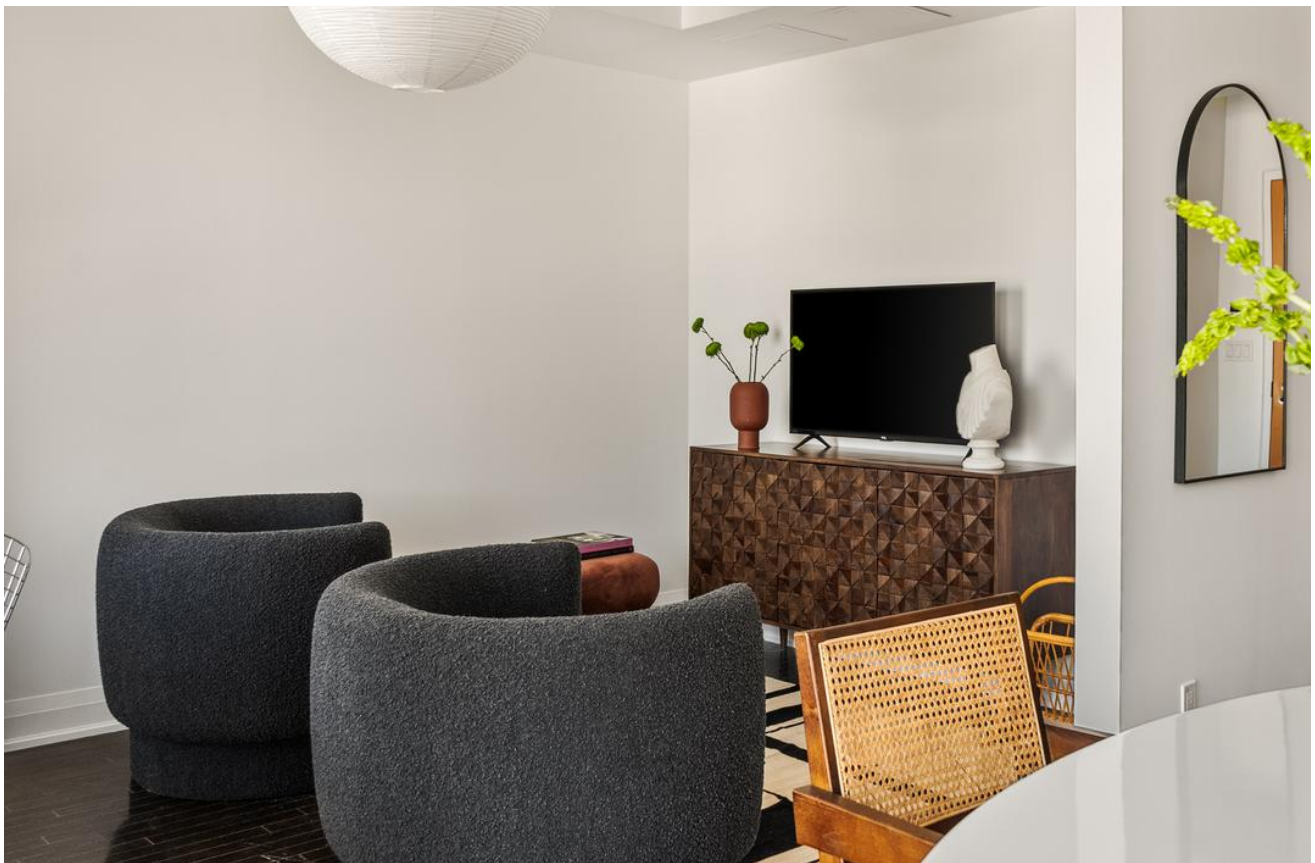
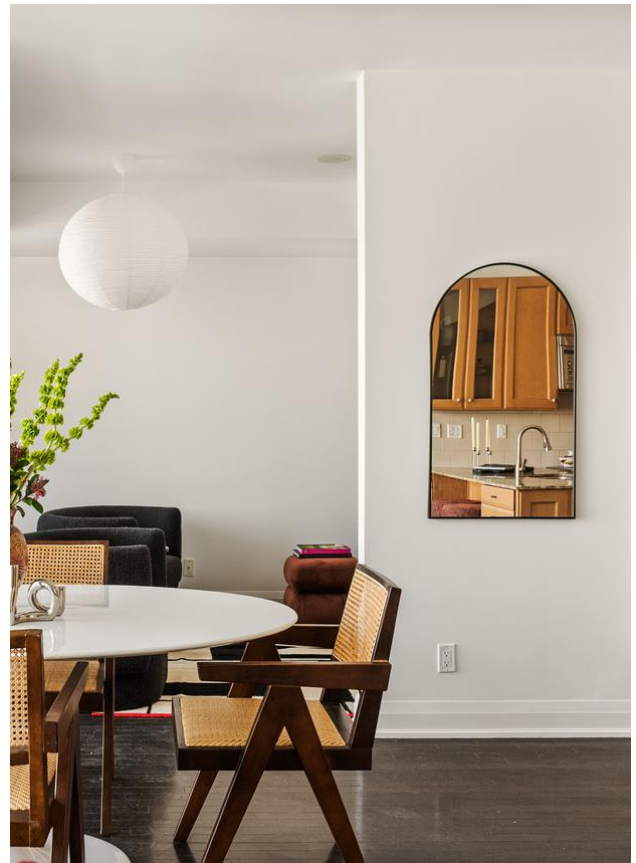
RESET AND RELAX IN YOUR PRIMARY RETREAT

Set apart from the living area and den 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 and walk-in closet ensure privacy without compromise, with room to customize to suit your distinct needs.









FEATURES

SUITE FEATURES

- One-bedroom, two-bathroom suite spread over 960 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 washing and drying machines
- Primary bedroom with four-piece ensuite bathroom and walk-in closet
- Four-piece ensuite bathroom with separate shower and soaker bathtub
- Large walk-in closet primed for customization
- Partially separate den or media room flowing into the living space, readily separated into a second bedroom to create an appealing split-bedroom floor plan
- 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

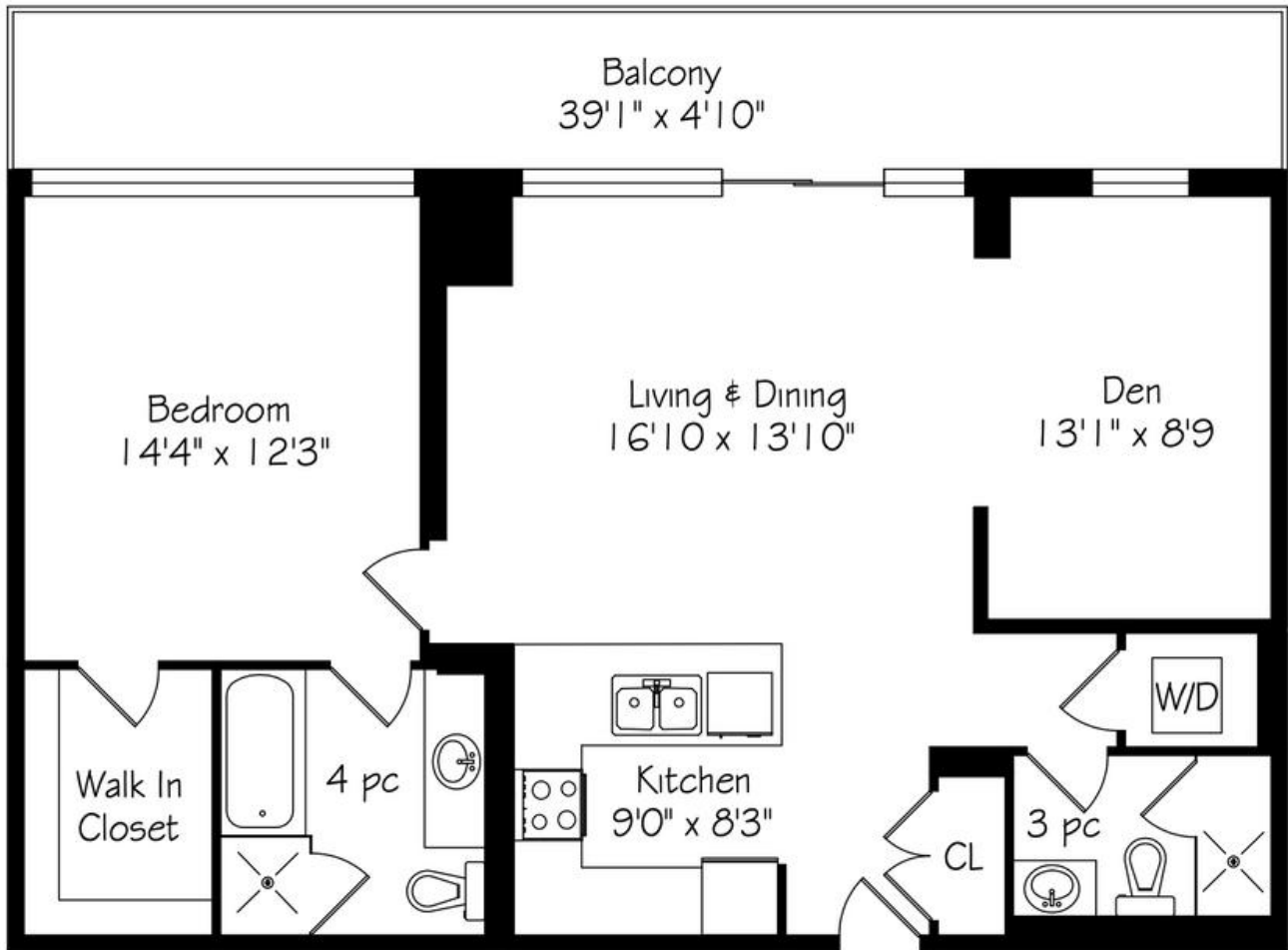
- Refrigerator
- Oven
- Cooktop
- Built-in Microwave
- Washing Machine
- Drying Machine
- All Electrical Light Fixtures
- All Window Coverings

EXCLUSIONS

- None

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FLOOR PLANS



PARKING

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

STORAGE

- One Storage Locker (Owned - P4 #252)

HEATING

- Central Forced Air Heating

COOLING

- Central Forced Air Cooling



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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