

PROPERTY I INFORMATION

36 BLUE JAYS WAY Penthouse 7 / unit 1508

INCLUSIONS:

Sub Zero fridge with ice maker, Miele gas cooktop, Miele convection wall oven, Miele extraction fan, Miele Incognito dishwasher, instant hot water beverage system, Frigidaire stacked washer/dryer; Vantage home automation system; all electric light fixtures; all broadloom where laid, all UV and blackout roller blinds and 3 Somfy remotes; attached bathroom vanity mirrors; mini TV in kitchen; all custom built-in cabinetry; any and all closet organizer systems; rooftop deck planter boxes; 3rd floor kitchenette appliances: Sub Zero bar fridge, Miele Incognito dishwasher and Panasonic Inverter microwave.

EXCLUSIONS:

Any and all artwork, any and all audio/visual equipment (except kitchen mini TV) and brackets, all hanging mirrors; Weber gas BBQ, patio heaters (neg).

PROPERTY INFORMATION

MAIN LEVEL

FOYER

- Jatoba floors
- Oversized closet
- Contemporary sweeping glass staircase
- Custom millwork panelled walls
- Broom closet
- Niche for art and hallway table

POWDER ROOM

- 2 piece
- Stone floors
- 2 wall sconces
- Custom floating vanity
- Stone counter
- Marble walls
- Large mirror
- Glass shelf
- Wall-mounted Geberit toilet
- Sliding barn-style entrance door

LIVING/DINING ROOM

- Open concept
- Jatoba floors
- Recessed halogen lighting
- Large window, 2 storey, wall-to-wall
- Separate UV and full black-out blinds operated by remote control
- Single garden door
- Walk-out to small balcony
- Custom millwork on columns coordinates with built-ins
- Custom 'wall wash' art lighting
- Custom built-in sleek elongated cabinet
- Clear east views of financial district and CN tower

KITCHEN

- Jatoba floors
- Marble countertops and backsplash
- Custom moveable centre island integrates below counter space
- Custom Jatoba cabinetry coordinates with dining room cabinet
- Back painted glass backsplash
- Stainless steel appliances by Miele
- Stainless steel oversized sink

SECOND LEVEL

BEDROOM

- Open concept
- Low pile designer “sand dune” carpeting
- Recessed halogen lighting
- 2 stainless steel wall sconces
- Walk-in closet with custom cupboards, shelves and organizers
- Large window
- UV and black-out blinds operated by remote control
- Clear east views of financial district and CN tower

DEN/HOME OFFICE/ LIBRARY

- Open concept
- Low pile designer “sand dune” carpeting
- Recessed halogen lighting
- Large window
- UV and black-out blinds operated by remote control
- Glass and steel railing overlooks living room
- Clear east views of financial district and CN tower

ENSUITE BATHROOM

- 6 piece
- Marble floors
- Recessed halogen lighting
- Two wall sconces
- Sand blasted glass privacy wall
- Separate W.C.
- Sliding barn-style entrance door
- Wall-mounted Geberit toilet
- Stone counters
- Custom floating cabinetry
- His and hers sinks
- Dressing mirror
- Dressing/makeup counter with large mirror and drawer

- Marble tub surround
- Glass shelf by bath
- Figure ‘8’ shaped air jet tub
- Marble shower surround
- Shower converts to steam room
- Glass shower doors
- Rain shower head + 6 jets

MAIN BATH

- 3 piece
- Marble floors
- Sliding barn-style entrance door
- Marble shower
- Stone counters
- Custom floating cabinetry
- Large framed mirror with glass shelf
- Glass shower door
- Rain shower head
- Porcelain subway tile half wall
- Porcelain subway tile shower surround

LAUNDRY ROOM

- Stone floors
- Recessed halogen lighting
- Sliding barn-style entrance door
- Stone counter
- Koehler deep sink
- Built-in shelves and cupboards
- Stacked washer/dryer

THIRD LEVEL

FAMILY ROOM

- Open concept
- Combined with kitchenette
- Jatoba floors
- Recessed halogen lighting
- Gas fireplace
- Glass railing overlooks staircase below
- Large window overlooks terrace
- UV blinds operated by remote control
- Clear east views of financial district and CN tower

TERRACE KITCHEN

- Combined with family room
- Jatoba floors
- Mini-fridge
- Dishwasher
- Microwave
- Marble counter
- Custom Jatoba cabinetry
- Bar sink
- Walk-out to terrace
- Large window
- UV blinds operated by remote control
- Clear east views of financial district and CN tower
- Terrace
- Stone-look tiled patio
- Gas line for BBQ (BBQ excluded)
- Water line
- Clear east views of financial district and CN tower