

Jill's TEAM

YOUR REAL ESTATE CONCIERGE

INTRODUCING
303-887 BAY STREET

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JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

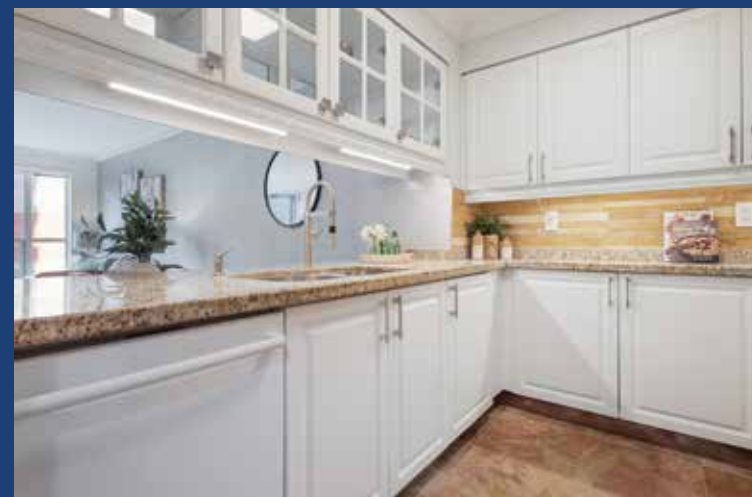
RICARDO
AGBAY JR
SALES REPRESENTATIVE

887Bay303.com



ABOUT THE HOME & COMMUNITY

Location is everything at Opera Place, a 16-storey condominium building located at 887 Bay Street, right in the heart of the action and within walking distance of everything you need to enjoy life in the city. Opera Place is conveniently located in the Bay St. Corridor, close to the action and nightlife of Yonge Street, world class shopping at the Eaton Centre, the Financial District, and the downtown university campuses at both University of Toronto and the Toronto Metropolitan University. Commuters will love having the choice of being just a 4-minute walk from College Subway Station or just a 1-minute walk from transit at Bay and Grosvenor. As you walk into unit 303, you will appreciate the spacious, living area flooded with abundant natural sunlight through the large, east facing windows. Walk out from your living room or from the primary bedroom to enjoy a coffee on your private balcony. The galley kitchen has been updated and boasts plenty of counter and cabinet space and the handy pass-through to the living room complete with a breakfast bar, allows for easy flow of conversation with guests while working in the kitchen. A bonus room, perfect for a den or office area adds even more practical living space to this condo. With a gorgeous fully renovated washroom and walk-in shower, fresh paint throughout, updated light fixtures and a handy ensuite laundry, this condo is ready and waiting for new owners to move in and enjoy. Opera Place has top notch amenities including a 24-hour concierge and security, underground resident and free visitor parking, meeting room, party room and fitness facility. There are retail shops in the lower level of the building including a pharmacy and a café. Foodies will never run out of places to explore and restaurants to experience right in the neighbourhood! Don't miss out on your opportunity to own this incredible, ideally located condo which is perfect for students, downsizers or new buyers looking to get into the housing market.



PROPERTY INFORMATION

Taxes: \$3268.87 (2024)
Size: 771 sq ft as per MPAC
Legal Description:

UNIT 3, LEVEL 3, METRO TORONTO CONDOMINIUM PLAN NO. 1243 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT PCL 45-5, SECT. A-159, PT. OF LOTS 45 TO 52 INCLUSIVE, 69 & 70, PT OF STANLEY CRES.(CLOSED BY BY-LAW 10799, REG. AS NO.8972EP) AND PT OF LANE (CLOSED BY BY-LAW 1997-0030, REG. AS NO. CA445752) ALL ON PL 159,BEING PTS 1,7,11,14,15,16,19 ,21,22,23,25,26,30,38,39,40 & 41 ON PLAN 66R-18213. S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NO.E-240721. CITY OF TORONTO. , CITY OF TORONTO

Locker: Level A #132
Possession: 30-90 days
Heating/Cooling: Forced Air, Central Air
Maintenance Fee: \$768.19 / month

Maint Fees Include: Heat, Hydro, Central Air, Water, Locker, Common Elements, Building Insurance

Facilities: Concierge, Recreation room, Exercise Room, Party Room, Security system, Visitor parking

Inclusions: Fridge, stove, built-in microwave, dishwasher, all window coverings, stacked washer dryer, electric light fixtures, bathroom mirrors.

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Freshly painted throughout (2024)
- Updated lighting (2024)
- Washroom renovation (2022)
- HVAC system update (2022)

The Buyer acknowledges that the marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.