

PROPERTY INFORMATION

99 FOXBAR ROAD SUITE 1202

www.BlueDiamond1202.com

Stunning southwest corner suite with jaw dropping views in a highly sought after Yonge-St. Clair location! Built in 2021, this gorgeous suite boasts sophisticated custom upgrades and contemporary finishes throughout.

There is an open concept living, dining and kitchen with floor to ceiling panoramic vistas and walk-out to a private 160 square foot terrace.

The gourmet kitchen features top-of-the-line Bosch appliances, a luxurious quartz waterfall centre island with matching quartz backsplash and pantry.

The sumptuous primary ensuite bathroom has custom built-in cabinetry, his and hers closets and a south facing Juliette balcony.

The versatile second bedroom can be used as a bedroom and/or a home office and has a second terrace walk-out.

There are automated blinds on all windows, two Electric Vehicle (EV) enabled parking spots and a double storage locker.

Blue Diamond is a full-service building with 5-star amenities including 24-hour concierge, lounge, visitor parking, exclusive Imperial Club 20,000 square foot fitness centre with indoor pool, Longos Market, LCBO and so much more.

Beautifully situated in one of Toronto's most desirable neighbourhoods, steps to public transit, upscale shops and restaurants, parks and highly rated schools. This is City living at its' finest!

UPGRADES

The following upgrades are configured in this suite:

- Entry Foyer Double Closet
 - custom laminate doors and decorative facing
 - custom closet organizers
- Ensuite Laundry
 - upgraded larger capacity Gorenje front load ventless Washer and Dryer
- Kitchen
 - quartz waterfall island, counters and backsplash
 - lower cupboards configured as pot drawers
- Electrical and Light Fixtures
 - voice activated smart Lutron dimmer switches (foyer, halls and living space)
 - twenty-one (21) in-ceiling LED pot lights
 - Ecobee smart thermostats with remote cell phone access fantastic S/W corner
 - eye level TV brackets and outlets for ease of installation in living room, primary and second bedrooms
 - flush mounted ceiling fans with lights in primary and second bedrooms (replacing builder standard lights)
- Automated High-End Blinds Throughout
 - living, dining and kitchen - Cool Black energy efficient electric Lutron shades with side drape panels
 - primary bedroom - blackout blinds with full shading drapes
 - second bedroom - blackout blinds with side panels
- Primary Bedroom
 - custom 'hers' closet with closet organizers
 - custom 'his' closet with door cabinetry, built-in hanging uppers and lower pullout drawers
- Second Bedroom
 - custom built-in office cabinetry
- Bathrooms
 - ensuite bath custom upper and lower cabinetry installed for maximum storage
 - ensuite bath large custom back lit mirror
 - upgraded shower fixtures
- Paint
 - high quality washable paint throughout (upgrade from standard builder paint)
- Terrace
 - gray faux wood tiles
- Parking
 - Two (2) Electric Vehicle (EV) ready side-by-side parking spots
- Large Storage Locker
 - Two (2) side-by-side storage lockers combined as one large locker

PROPERTY DETAILS

Taxes:	\$5,918.97 (2023)
Monthly Maintenance:	\$1,261.64 <i>* Maintenance includes Water, Internet & Rogers Premium Ignite (2 boxes). Hydro powers heat and air conditioning and is paid by unit owner. Current average monthly utility cost \$165.00.</i>
Square Footage (Approx.):	1,200 Square Feet plus 160 Square Foot Terrace
Closing Date:	July 15, 2024 or later
Parking:	Two (2) Side-by-Side Underground Garage Parking Spots, Electric Vehicle (EV) Ready (Level C #33 and #34) on P3
Locker:	Two (2) Side-by-Side Lockers, Configured as One Large Storage Locker (Level E #127 and #128) on P5
Offered For Sale At:	\$1,769,000

INCLUSIONS / EXCLUSIONS

Inclusions:

- Bosch refrigerator and freezer
- Bosch dishwasher
- Bosch induction cook top and oven
- High quality exhaust fan
- Panasonic microwave
- Gorenje front load ventless Washer and Dryer
- All closet organizers
- All Electric Light Fixtures, LED pot lights and ceiling fans
- Voice activated smart Lutron dimmer switches (foyer, halls and living space)
- Ecobee smart thermostats with remote cell phone access
- TV brackets
- Automated Lutron shades and side drape panels, full shading drapes and blackout blinds
- Second bedroom: custom office cabinetry including utility and file cabinets
- Ensuite bath large custom back lit mirror
- Terrace faux wood tiles
- Electric Vehicle (EV) power to the parking spots

Exclusions:

- All TV's (TV wall mounts included)
- All wall hung decorative art
- Second bedroom freestanding office desk and all freestanding filing cabinets
- Electric Vehicle (EV) charging station (power to the parking spots remains)

FLOOR PLAN

FOXBAR INDIGO

2 BEDROOM 1200 SQ. FT.



Dimensions, specifications, layouts (including, but not limited to, the patterns, window sizes, fixtures, feature representation, appliance locations, and materials) are approximate only, may vary, and are subject to change without notice as provided in the Agreement of Purchase and Sale. Plans may be revised. All dimensions will vary with floor levels and adjoining room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E & D. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Bulletin BULM-11-22 published by Tarco.



BLUE DIAMOND / FOXBAR COLLECTION

Found in Toronto's Yonge and St. Clair area and built in 2022, Blue Diamond at Imperial Village was built by Camrost Felcorp. This Toronto condo sits near the intersection of Avenue Road and St. Clair Avenue West. Blue Diamond at Imperial Village is a 28-storey condo located at 99 Foxbar Road. This Toronto condo has 258 units and is managed by Forest Hill Kipling.

Blue Diamond at Imperial Village Amenities:

Concierge	Games Room	Golf Simulator
Guest Suites	Gym	Indoor Pool
Library	Media Room	Squash Court
Yoga Studio	Billiards / Table Tennis Room	Catering Kitchen
Dining Room	Jacuzzi	Security System

Building Details

Storeys: 28
Units: 258
Corp #: TSCC-2928
Management Company: Forest Hill Kipling

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