



300 Bloor Street E #309

TORONTO, ON

Sotheby's
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Canada



300 BLOOR STREET E #309

Welcome to The Bellagio! A premiere, luxurious building located in Rosedale; one of the most desirable and exclusive neighborhoods in the city. Sun-filled, spacious and well-maintained two-bedroom, two-bathroom suite. Open concept living with a walk-out to a private balcony. Grand living room/dining room with a cozy fireplace. Contemporary kitchen with new appliances. Ample amount of storage and closet space. Large Primary bedroom with a spa-like ensuite, double closet and fireplace. One parking spot and two lockers. Your own private Oasis on Bloor Street! Extremely well managed, 24-hour concierge, resort style amenities consisting of an in-door pool, hot tub, guest suites, party/meeting room, billiard room and gym. Just steps to Yorkville, fantastic restaurants, shops on Bloor and some of the top-rated schools in the city. Surrounded by beautiful ravines, parks, walking trails and easy access to the TTC and DVP.

**ADAM
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GROUP











Features of the Suite

Living / Dining Room

- Custom built cabinets by Organized Interiors for storage, display and books
- Electric fireplace with flamelike effect
- Overhead lighting on the feature wall
- California shutters
- Custom made hardwood bookcase for added shelf space
- West exposure, well-treed view

Kitchen

- Designed and built by Canlik Kitchen
- New stainless steel appliances: Miele dishwasher; GE Refrigerator; GE Induction Range with self-clean oven; Frigidaire, microwave convection oven
- Under- cabinet lighting
- Moen industrial faucet
- Double sink
- Easy to maintain, clean and sterilize counter top
- Cabinets and drawers offer considerable storage, corner cabinet has a lazy Susan
- Extra space for spices provided by the tall pantry

Laundry

- Stacked Bosch washer and dryer
- Vanity Washroom
- Has a second shower plus vanity

Den

- California Shutters
- phantom screen cross door to the balcony
- Plentiful bookcases for office supplies
- Side bed rolls out from lower bookcase
- Book cases constructed by Organized Interiors

Balcony

- 86 square feet
- Features Kandy Outdoor Flooring

Master Bedroom

- California Shutters
- Queen-size Murphy bed
- Additional cupboards for bedding and linens
- Organized closet space
- Grinyer closet doors run smoothly
- Constructed by Organized Interiors

Master Bathroom

- Hanging glass shower enclosure
- Extra large shower head and hand shower

Storage

- 2 lockers (P3 / 88, P4 / 95)

Parking

- 1 space (P4/59) with EV charger & bicycle rack





Features of the Building

1. Governance

The Board of Directors has been running the building for many years and is both experienced and professional.

They scrupulously follow the Condominium Act, have run a tight ship and have managed to keep the maintenance fees at a very economical level.

2. Management of the building

The upkeep of the building is excellent

The cleanliness of all the common elements, including the pool and gym, is first rate

Outside elements are always attractively planted with seasonal plants and shrubs

3. Security

There is a concierge 24/7

Daily operations are tightly run by the senior concierge

4. Friendly, hardworking staff

Helpful and pleasant do much to keep the halls and lobby spotless

5. Existing Amenities:

- a pool, hot tub and gym
- party room for social gatherings
- billiard room
- guest suites for out-of-town guests

6. Excellent Exercise Facilities

The gym has state of the art equipment and is well used

7. Social Mix

Children, well behaved dogs and in-house cats are welcome

The Bellagio Book Club meets once a month for conversation in the party room

There is a respect for privacy and most people are courteous

There are no residual cooking smells and noise level from above and below suites is non-existent.





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