

WELCOME TO THE NEIGHBOURHOOD

Nestled in downtown Toronto, The Residences of College Park and Aura at College Park are at the very core of this dynamic city. Close to anything and everything, these buildings provide the comfort and convenience of an urban neighbourhood.

Enjoy a vibrant night life with trendy and eclectic restaurants, bars and lounges only minutes away from your doorstep. Take in a show or spend an afternoon shopping in the famed Yorkville area. Proximity to some of the most interesting and talked-about amenities in Toronto mean that you are only ever a short walk, 24-hour transit ride, or cab ride away. Don't feel like being outside on a cold, wintry day? Find your way via the PATH network, which offers complete underground access to the entire downtown core, including access to the Eaton Centre.



SWEET HOME



SMART MOVES



GROWTH

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INTRODUCING SUITE 3602
761 BAY STREET

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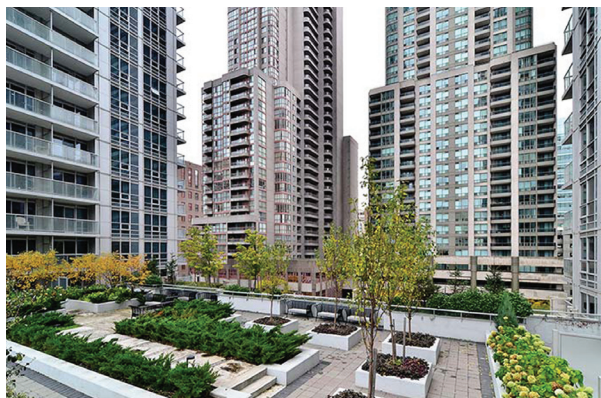
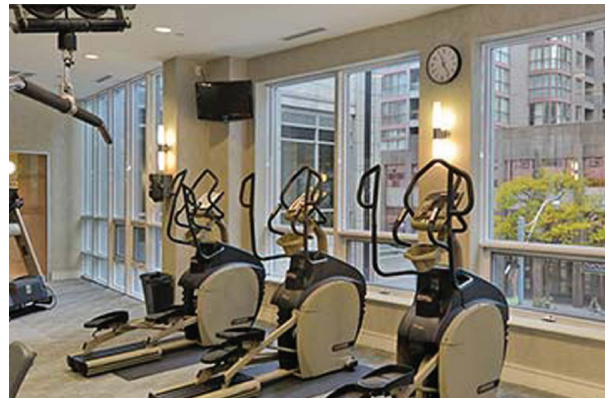
WELCOME TO SUITE 3602 AT COLLEGE PARK

Welcome to this ultra modern corner suite at the illustrious Residences of College Park (Phase II - South Tower). This unit features a spacious and practical floor plan with two generous bedrooms and open concept den, plus two full ensuite baths. With dark hardwood floors throughout and 9 foot ceilings, this airy and bright space is perfect for entertaining.

The sophisticated kitchen boasts stainless steel appliances and granite counter. The versatile and substantial breakfast bar provides additional seating and counter space. Timeless wood cupboards provide ample storage.

Large windows and ensuite baths make the master bedroom and second bedroom warm and inviting places to relax and unwind. This suite includes a premium parking spot on Level A and locker on Level 2.

The Residences of College Park provide direct access to College Subway and 24-hour grocery. World-class restaurants, shops, Yorkville, and Eaton Centre are a short walk away. This renowned building is also near Ryerson University, the University of Toronto, hospitals, Financial District, and much more.



WELCOME TO COLLEGE PARK

The Residences of College Park (761 & 763 Bay Street) comprise of two art deco-inspired steel and glass residential towers: the 52-storey North Tower and the 45-storey South Tower. The towers are adjoined by a retail podium level and the 18,000 sq.ft. exclusive Parkview Club, the building's recreation area. This distinguished and distinctive project is lavish its interior appointments and has a central downtown location that's hard to beat.

Amenities

- Parkview Club
- 24-hour concierge service and security
- pool & whirlpool
- party room with home theatre system
- games room
- business centre & conference room
- gym
- aerobic & cardio room
- billiards room
- five guest suites

A LOOK AT SUITE 3602

LIVING ROOM

12.60 x 14.01 ft

COMBINED WITH DINING ROOM, WOOD FLOOR, OPEN CONCEPT



DINING ROOM

7.38 x 10.00 ft

COMBINED WITH LIVING ROOM, WOOD FLOOR, OPEN CONCEPT



KITCHEN

7.61 x 8.00 ft

MODERN KITCHEN, GRANITE COUNTER, WOOD FLOOR



DEN

6.89 x 6.76 ft

WOOD FLOOR, OPEN CONCEPT



MASTER BED ROOM

14.99 x 10.99 ft

4-PIECE ENSUITE, WOOD FLOOR, LARGE WINDOW



ENSUITE BATH ROOM

FOUR PIECE BATH



SECOND BED ROOM

10.99 x 9.74 ft

3-PIECE ENSUITE, WOOD FLOOR, LARGE WINDOW



ENSUITE BATH ROOM

THREE PIECE BATH



SUITE 3602 AT A GLANCE

Bedrooms

2+1

Bathrooms

1x4 (ensuite)
1x3 (ensuite)

Exposure

Northeast

Square footage

900-999 square feet

Parking

Underground, owned (1)

Locker

Owned (1)

Possession

TBD

Maintenance

\$509.92

(includes water, heat, central air conditioning, building insurance, parking, and common elements)

Inclusions

Stainless steel fridge, stove, built-in dishwasher, microwave; washer & dryer, all blinds, all electrical light fixtures.