

917 Bathurst Street

INFORMATION PACKAGE







WELCOME TO 917 BATHURST STREET

You won't find another investment property of this caliber.

The property was professionally built and completed in 2013. The result is four luxury suites built with the highest of standards and attention to detail.

With thoughtful design and impressive layouts, each suite maximizes living space without sacrificing function.

Custom kitchens, exposed brick and smoked white oak flooring are just a few examples of the quality of finishes that were put into this build.

Safety and comfort were equally prioritized and are illustrated through the inclusion of fire alarm pull stations at all exits, emergency lighting, video surveillance and individually metered gas and hydro for each suite.

The property also includes a private drive with ample parking spaces including a detached two car garage.

THE BUILD

- Poured foundation
- 2x6 framing with brick veneer
- Double pane vinyl windows
- Separate gas and hydro meter for each unit
- Fire alarm pull stations at all exits with emergency lighting and annunciator panel
- Aiphone video intercom system and video surveillance
- Custom kitchens
- Smoked white oak flooring
- 2 layers of 5/8 plywood subfloor with two layers of Roxul safe and sound in joist cavity, resilient channel followed by two layers of 5/8 type X drywall = STC rating of 55-60

INCLUSIONS

Two storage sheds.

Aiphone intercom.

Video surveillance system.

Each unit has a separate furnace & air conditioner.

LOWER - UNIT 1

Appliances: Stainless steel Samsung fridge, stainless steel GE stove, stainless steel Frigidaire dishwasher, stainless steel Samsung microwave / hood vent, white LG stacked washer & dryer.

MAIN LEVEL - UNIT 2

Appliances: Stainless steel GE fridge, stainless steel GE stove, stainless steel Samsung dishwasher, stainless steel Samsung microwave / hood vent, white LG stacked washer & dryer.

SECOND LEVEL - UNIT 3

Appliances: Stainless steel Samsung fridge, stainless steel GE stove, stainless steel Bosch dishwasher, stainless steel Samsung microwave / hood vent, white LG stacked washer & dryer.

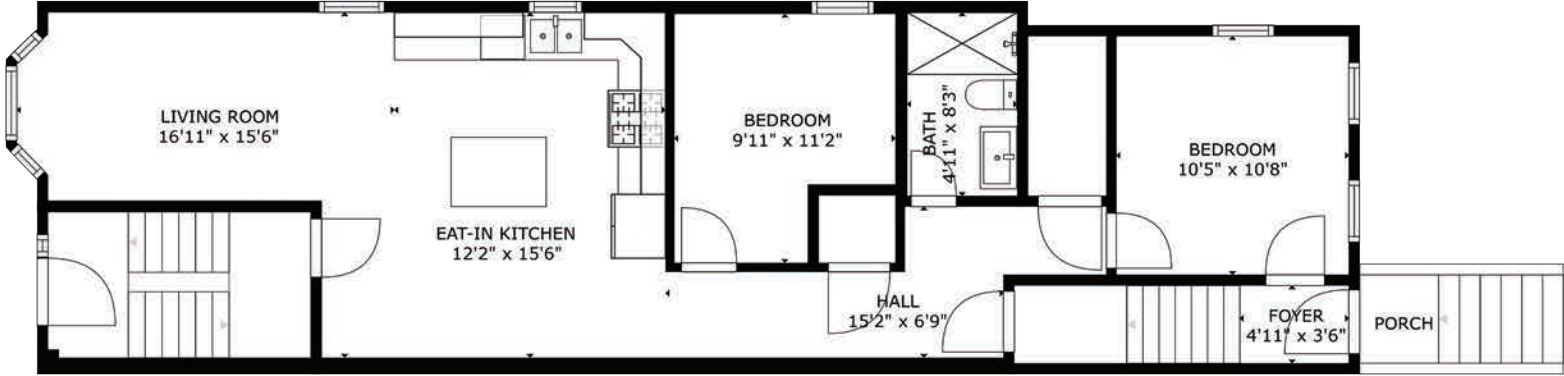
THIRD LEVEL - UNIT 4

Appliances: Stainless steel Samsung fridge, stainless steel GE stove, stainless steel Bosch dishwasher, stainless steel LG microwave / hood vent, white LG stacked washer & dryer.

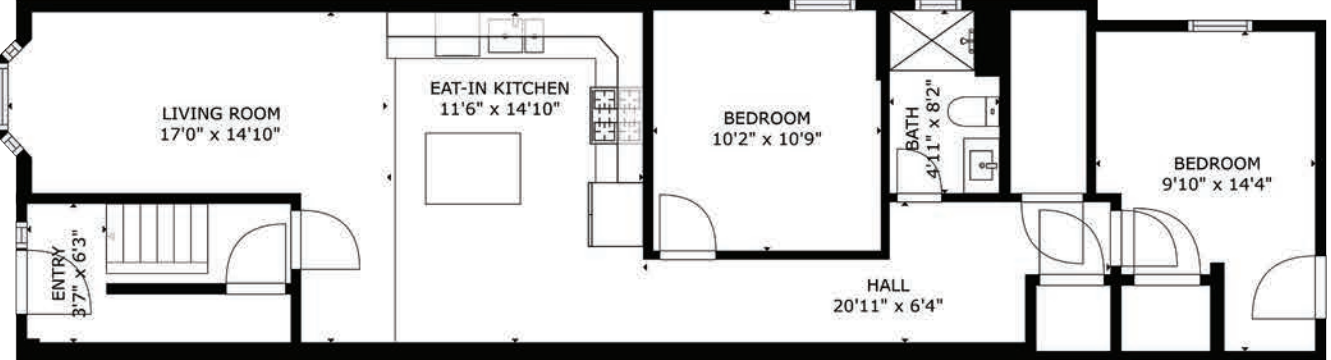
FLOOR PLANS

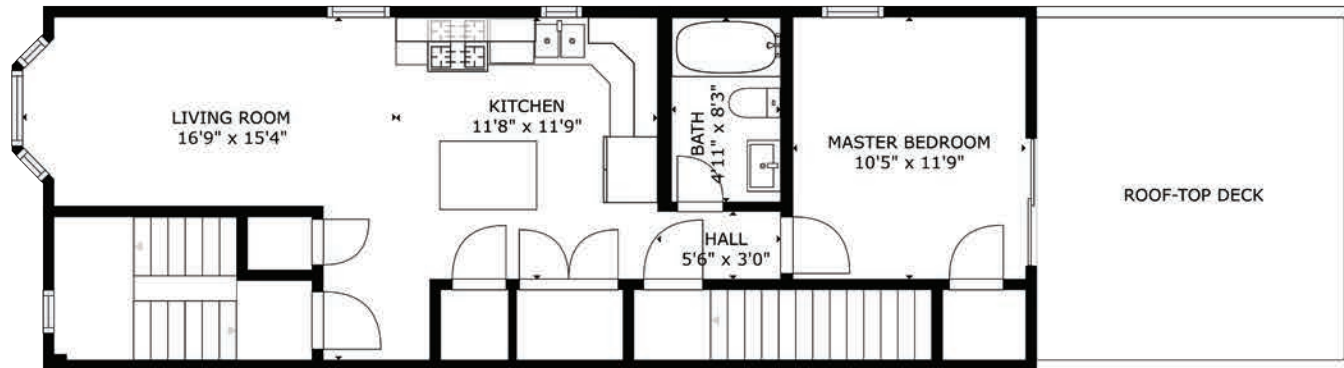
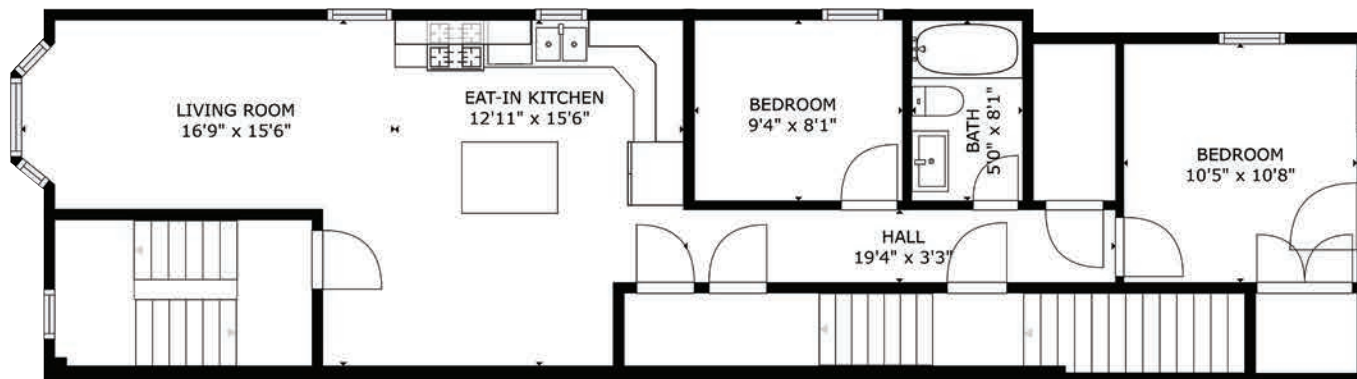
MATTERPORT

Level 2



Lower Level



Level 4**Level 3**

UNIT 1 - LOWER LEVEL





ADDITIONAL PHOTOS + INFO AT 917BATHURST.COM

UNIT 2 - MAIN LEVEL





ADDITIONAL PHOTOS + INFO AT 917BATHURST.COM

UNIT 3 - SECOND LEVEL





ADDITIONAL PHOTOS + INFO AT 917BATHURST.COM

UNIT 4 - THIRD LEVEL





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* Photos and Matterport tour used in the marketing materials were taken in 2020.

additional photos,
matterport tours + info

917Bathurst.com



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