

Welcome to  
**1171 Queen Street West, Unit 1211**  
Bohemian Embassy | Toronto

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**List Price: \$749,000**

**Property Taxes: 2,456.27**

**Maintenance Fees: 575.29**

One Bedroom plus Den/Office

One Washrooms

West / South West Exposure

Interior Square Feet: 700

Balcony

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**Inclusions**

Existing Appliances including: Stainless Steel Built-in Dishwasher, Refrigerator, Stove, Built-in Microwave/Hood Vent. Washer & Dryer, Heat Pump, Central Air Conditioner, Electric Light Fixtures [exclude Dining Room Chandelier]; Window Coverings.

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**Exclusions**

Dining Room Chandelier

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**Maintenance Fees Include**

Building Insurance, Reserve Fund Contribution, Building Maintenance & Snow Removal, Waste & Water, Building Amenities (see below) and Concierge Service.

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**Unit 1211 Features**

- Natural Light
- Amazing Unobstructed Views
- West Exposure
- Open Concept
- Motivating Office Space
- Storage Locker
- Underground Parking Space
- Breakfast Bar
- Quartz Counters
- Stainless Steel Appliances
- Balcony
- In-suite Laundry
- Queen-sized Master
- Walk-in Closet

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**Bohemian Embassy**

Developer: Pemberton Group, Baywood

Interiors designed by IV Design Associates

LEED registered

Completed 2012

Two buildings - 1169 Queen West with nine storeys and 1171 Queen St with 19 storeys.



## Amenities Include

- Rooftop sky lounge with a designer kitchen
- Rooftop BBQ areas, perfect for summer evenings
- 2nd floor Party Room
- Arts & Craft Room
- Visitor's underground Parking
- Guest Suite
- Gym
- Theatre Room
- Outdoor courtyard
- Carwash
- Outdoor courtyard
- Concierge service

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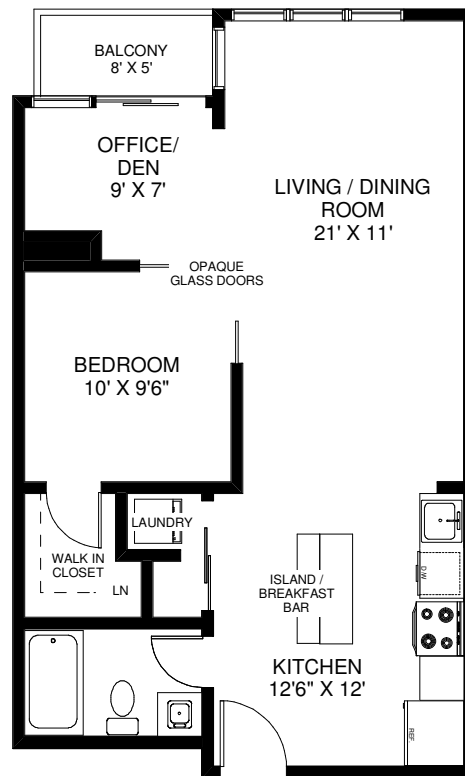
## Queen St West/Little Portugal, Toronto

Restaurants, cafes, boutiques, retail shops, galleries

Steps to: Liberty Village, Trinity Bellwoods Park, The Drake, The Gladstone and more

Steps to TTC, Easy access to major arteries

Huge walking score!



CEILING HT 9'

APPROXIMATELY 700 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.



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