

1 Balmoral Avenue Suite 807

Main Level

			<ul style="list-style-type: none">➤ 9' Ceilings (Approx.)➤ Crown Mouldings
Foyer	7.01 x 2.43m	23'0" x 8'0"	<ul style="list-style-type: none">➤ 2-Piece Powder Room➤ Hardwood Floors➤ Large Storage Area Under Stairs
Living Room	5.02 x 4.92m	16'6" x 16'1"	<ul style="list-style-type: none">➤ Hardwood Floors➤ 2-Sided Gas Fireplace➤ Silhouette Blinds➤ Three Walk-Outs to Balcony➤ South/East Views
Dining Room	3.96 x 2.93m	12'11" x 9'7"	<ul style="list-style-type: none">➤ Hardwood Floors➤ 2-Sided Gas Fireplace➤ Separate Room➤ Walk-Out to Balcony➤ East View
Kitchen	5.71 x 2.77m	18'9" x 9'1"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Granite Counters➤ Tile Backsplash➤ Pot Lights➤ Renovated About 2010➤ Walk-Out to Balcony➤ East View
Den/Bedroom	3.71 x 3.35m	12'2" x 11'1"	<ul style="list-style-type: none">➤ Broadloom➤ Draperies➤ Built-In Desk and Wall Unit➤ Walk-Out to Balcony➤ South View

Second Level

➤ 12' Ceilings (Approx.)

Master Bedroom 8.31 x 4.97m 27'4" x 16'4"

- Broadloom
- California Shutters
- Walk-In Clothes Closet with Organizers
- Crown Mouldings
- Four Juliette Balconies

Master Ensuite

- 5-Piece Ensuite
- Renovated
Approx. 3 Years Ago

2nd Bedroom 4.19 x 3.35m 13'9" x 11'0"

- Broadloom
- Ceiling Fan
- California Shutters
- Double Closet
- Built-In Murphy Bed
- Built-In Desk with Storage
- Walk-Out to Balcony

2nd Bedroom
Ensuite

- 3-Piece Ensuite
- Renovated
Approx. 2015

Laundry Room

- Built-In Cabinet
- Maytag Stack
Washer and Dryer

ADDITIONAL HIGHLIGHTS

- Inclusions:**
- Sub Zero Refrigerator
 - Bosch Stove
 - Panasonic Microwave Oven
 - Exhaust Fan
 - Miele Dishwasher
 - Maytag Stacked Washer and Dryer (2nd Floor)
 - Wine Refrigerator
 - Samsung TV in Kitchen
 - Central Vacuum System and Equipment
 - Window Coverings
 - Broadloom Where Laid
 - Electric Light Fixtures
- Exclusions:**
- Side Panels and Rods in Living Room and Dining Room
 - Crystal Fixture in Foyer
 - Dining Room Fixture
 - Two Wall Fixtures in Master Bedroom
- Legal Description**
- MTCP 1205, Level 8, Unit 7
- Maintenance Fee:**
- \$ 1,991.46 Per Month
 - Includes: Heat, Water, Hydro, Central Air Conditioning, Building Insurance, Common Elements, Parking, Lockers
- Building Amenities:**
- 24-Hour Concierge
 - Exercise Room
 - Party/Meeting Room with Kitchen
 - Two Guest Suites
 - Visitor Parking
 - Electric and Charcoal BBQ Allowed
 - On-Site Property Manager
- Taxes:**
- \$ 8,324.47 Per Annum (2016)
- Parking:**
- Two Owned Parking Spaces, A28 and A29
- Locker:**
- 3 Exclusive Use Separate Lockers Approx. 9'x4'
 - Level P1, #27, 28, 29
- Possession:**
- May 1, 2017 or To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.