

40 Rosehill Avenue #701

Foyer	3.51 x 1.83m	11'6" x 6'0"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Closet
Living Room	6.58 x 3.51m	21'7" x 11'6"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Combined with Dining Room➤ Floor-to-Ceiling Windows
Dining Room	3.48 x 2.82m	11'5" x 9'3"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Combined with Living Room➤ Floor-to-Ceiling Windows➤ French Doors
Kitchen	3.40 x 2.90m	11'2" x 9'6"	<ul style="list-style-type: none">➤ Marble Floors➤ Marble Backsplash➤ Eat-In Kitchen➤ Stainless Steel Appliances
Master Bedroom	4.57 x 3.12m	15'0" x 10'3"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Mirrored Wall➤ Double Closet➤ Mirrored Closet➤ California Shutters➤ West View
Master Ensuite			<ul style="list-style-type: none">➤ 4-Piece Ensuite➤ Jacuzzi Tub➤ Shower➤ Toilet
Den/Solarium	3.81 x 2.92m	12'6" x 9'7"	<ul style="list-style-type: none">➤ Marble Floors➤ Northwest Corner➤ Walk-Out to Balcony
Powder Room			<ul style="list-style-type: none">➤ 2-Piece➤ Marble Floors
Balcony			<ul style="list-style-type: none">➤ North and West Views

ADDITIONAL HIGHLIGHTS

- Inclusions:
- Frigidaire Professional Stainless Steel Refrigerator
 - Frigidaire Professional Stainless Steel Stove
 - Frigidaire Stainless Steel Microwave
 - Whirlpool Stainless Steel Dishwasher
 - Maytag Washer
 - Whirlpool Dryer
 - Electric Light Fixtures
 - Window Coverings
 - Nimbus Water System
- Exclusions:
- Dining Room Chandelier
 - Master Bedroom Ceiling Fan
 - Den/Solarium Ceiling Fixture
- Legal Description:
- MTCC 773
 - Level 7, Unit 1
- Maintenance Fee:
- \$1,277.23 Per Month
 - Includes: Water, Building Insurance, Common Elements, Parking, Locker
- Amenities:
- Security Guard
 - On-Site Property Manager
 - 4-Storey Lobby
 - Large Heated Indoor Pool
 - Well Equipped Exercise Room and Sauna
 - Recreation and Party Room with High Ceilings
 - Bar with Kitchen Facilities, Coat Room and Powder Room
 - Private Outdoor Patio Area
 - Visitor Parking
 - Splendid Garden
- Taxes:
- \$3,371.07 Per Annum (2016)
- Parking:
- One Owned Parking Space
 - Unit 35, Level B
- Locker:
- One Owned Locker
 - Unit 022, Level B
 - Located Next to Parking Space
- Possession
- May 15, 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.