

12 Woodlawn Avenue West, Unit 302

Living Room	5.63 x 3.86m	18'6" x 12'8"	➤ Gas Fireplace ➤ Hunter Douglas Silhouette Blinds ➤ Hardwood Floors ➤ Juliette Balcony
Dining Room	4.69 x 4.39m	15'5" x 14'9"	➤ Open to Living Room ➤ Hunter Douglas Silhouette Blinds ➤ Built-in Sideboard with Granite ➤ Hardwood Floors ➤ South View
Kitchen	3.55 x 3.25m	11'8" x 10'8"	➤ Eat-in ➤ Pass thru ➤ Pot Lights ➤ Hardwood Floors
Ensuite Laundry			➤ Off the Kitchen
Master Bedroom	7.01 x 3.66m	22'4" x 12'4"	➤ Walk-in Closet ➤ Hunter Douglas Silhouette Blinds ➤ Broadloom ➤ Juliette Balcony
Master Ensuite			➤ 4-Piece
Second Bedroom	5.49 x 3.66m	18' x 12'	➤ Mirrored Double Closet ➤ Hunter Douglas Silhouette Blinds ➤ Broadloom ➤ Built-in Wall Unit ➤ Built-in Desk and Bookshelves ➤ Juliette Balcony
Second Ensuite			➤ 4-Piece

Additional Information

Inclusions:

- Whirlpool Refrigerator
- Samsung Stove (2016)
- KitchenAid Dishwasher
- Panasonic Microwave
- Allure Exhaust Fan
- LG Washer and Dryer (2015)
- Central Vacuum System and Related Attachments
- Window Coverings (Hunter Douglas Silhouette Blinds)
- Electric Lights Fixtures
- Broadloom Where Laid

- Alarm System (not in use, monitoring extra)
- Exclusions:**
 - Freezer (belongs to Tenants)
 - Hot Water Tank (rental)
- Legal Description:**
 - MTCC 1075
 - Level 3, Unit 02
- Maintenance Fee:**
 - \$1,490.00 Per Month
 - Includes: Water, Common Elements, Building Insurance, and Parking
- Taxes:**
 - \$4,671.34 Per Annum (2016)
- Parking/Locker:**
 - One Underground Parking Space (Owned) Known as A7
 - Exclusive Use of Out-of-Suite Locker #3
- Utilities:**
 - Hydro \$170-\$200 per month approximately
- Possession:**
 - May 23, 2017 or To Be Arranged
- Neighbourhood Features:**
 - Five Thieves -- a group of specialty food purveyors
 - Summerhill LCBO
 - Toronto Tennis Lawn Club -- 130+ Year Old Private Club in the heart of mid-town
 - Ramsden Park -- recently underwent a multi-million dollar revitalization project with ice rink and tennis courts
 - Choice of 2 Subway Stations -- St. Clair Avenue and Summerhill
 - Stroll to Yorkville and Vibrant Bloor/Yonge Corridor

Public Schools

Brown Junior Public School 454 Avenue Rd, Toronto, ON M4V 2J1	416-393-1560	GR. JK- 6
Deer Park Junior & Senior Public School 23 Ferndale Ave, Toronto, ON M4T 2B4	416-393-1550	GR. JK- 8
Jarvis Collegiate Institute 495 Jarvis St, Toronto, ON M4Y 2G8	416- 393-0140	GR. 9-12
Northern Secondary School 851 Mount Pleasant Rd, Toronto, ON M4P 2L5	416- 393-0270	GR. 9-12

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