

2550 Bathurst Street, Unit 206

Forest Hill North

Living Room	6.09 x 3.25m	19'9" x 10'7"	➤ L-Shaped ➤ Laminate Floors
Dining Room	2.58 x 2.55m	8'5" x 8'4"	➤ L-Shaped ➤ Laminate Floors ➤ Ceiling Fan
Kitchen	3.53 x 2.55m	11'6" x 8'4"	➤ Granite Counter-Tops ➤ Dark Maple Cabinetry
Master Bedroom	4.65 x 3.20m	15'3" x 10'5"	➤ Walk-in Closet ➤ Laminate Floors ➤ Ceiling Fan ➤ Window Blinds
Second Bedroom	3.84 x 3.01m	12'6" x 9'9"	➤ Closet ➤ Laminate Floors ➤ Ceiling Fan
Washroom			➤ Renovated 4-Piece

Additional Highlights

Inclusions

- Samsung Stainless Steel Refrigerator
- GE Stove
- Whirlpool Microwave
- Bosch Dishwasher
- Ariston Washer/Dryer Combination
- Existing Window Coverings
- Existing Electric Light Fixtures
- A/C Window Unit in Living Room

Legal Description

- Co-Ownership, No Board Approval Required
- 1.9613% of Sedona Hillside Co-Ownership Inc.
- See List of Lenders Specializing in Financing Co-Ownerships

- Parking ➤ Exclusive Use One Underground Parking Space Known As #11
- Locker ➤ Exclusive Use of One Out-of-Suite Locker Known As #26
- Amenities/Features
 - Bike Storage
 - Party Room/Meeting Room
 - Security System
 - Wired for Bell Fibe
- Maintenance Fee
 - \$ 850.10 /month
 - Includes: Heat, Hydro, Water, Taxes (Tax Portion is \$1,321.84 for 2017), Common Elements, Building Insurance and Parking
- Possession ➤ 60 Days or To Be Arranged
- Neighbourhood Highlights
 - Kay Gardner Walking Trail
 - Forest Hill Toronto Library
 - Top-Rated Public Schools
 - 24/7 Bus Route and Connections to 3 Subway Stations

Public Schools

West Preparatory Junior Public School 70 Ridge Hill Dr, Toronto, ON M6C 2J6	(416) 393-1633	GR. JK-06
Forest Hill Junior and Senior Public School 78 Dunloe Rd, Toronto, ON M5P 2T6	(416) 393-9335	GR. JK-08
Forest Hill Collegiate Institute 730 Eglinton Ave W, Toronto, ON M5N 1B9	(416) 393-1860	GR. 09-12
Northern Secondary School 851 Mount Pleasant Rd, Toronto, ON M4P 2L5	(416) 393-0270	GR. 09-12

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.