

Welcome To
25 Elkhorn Drive TH#11

Main Level - *Private Elevator provides access to all levels*

Foyer			<ul style="list-style-type: none">• Marble Floors• Decorative Wrought-Iron Door
Living Room	25' x 15'	7.62 x 4.57m	<ul style="list-style-type: none">• Open Concept• Granite and Marble Floors• Bow Window With South Views• Electric Fireplace• 10 ft. Ceilings• Crown Moulding
Dining Room	25' x 15'	7.62 x 4.57m	<ul style="list-style-type: none">• Combined with Living Area• Granite and Marble Floors• 10 ft. Ceilings• Crown Mouldings
Kitchen	15' x 14'	4.57 x 4.27m	<ul style="list-style-type: none">• Centre Island• Marble Floors• Granite Counter-Tops• Granite Backsplash• Generous Amounts of Cupboard Space• Above Counter Valence Lighting• Indirect Fluorescent Lights and Pot Lights• 10 Ft. Ceilings• Crown Mouldings• Eat-In Area• Double French Door Walk-Out to Patio with Direct Gas Line to BBQ
Powder Room			<ul style="list-style-type: none">• 2-Piece• Marble Floors• Marble Counter-Top• Crown Moulding• Toto Toilet• Halogen Lights

Second Level – *marble staircase with custom banister and wrought-iron railings and discreet elevator entry*

Second Bedroom	13'6" x 13'	4.14 x 3.96m	<ul style="list-style-type: none">• Double Closet with Organizers• Bay Window with South Views• Light Stained Hardwood Floors
Ensuite Bath			<ul style="list-style-type: none">• 4-Piece• Marble Counter-Top• Marble Tub Enclosure• Halogen Lights• Linen Storage
Third Bedroom	13'4" x 13'	4.08 x 3.96m	<ul style="list-style-type: none">• Two Double Closets• Built-In Drawers• Two Large Windows• Light Stained Hardwood Floors• Crown Moulding
Ensuite Bath			<ul style="list-style-type: none">• 3-Piece• Marble Counter-Top• Glass and Marble Walk-In Shower

Third Level – *double French doors lead provide access to a wonderfully private and personal space*

Master Bedroom	17'6 x 15'	5.36 x 4.57m	<ul style="list-style-type: none">• Walk-In Closet with Built-In Organizers• Two Wide Double Closets with Built-In Organizers• Light Stained Hardwood Floors• 10 Ft. Ceilings• Crown Moulding• Bay Window• Decorative Oval South-Facing Window
Master Ensuite Bath			<ul style="list-style-type: none">• 6-Piece• Heated Marble Floors• Double Sinks• Large Marble and Glass Shower• Air Jet Tub with Marble Enclosure• Bidet• Water Closet

Master Ensuite Continued..

- Custom Vanity with Marble Counter
- Crown Moulding
- Halogen Lights
- Opens to Juliette Balcony

Lower Level

Recreation Room 15' x 15' 4.57 x 4.57m

- High Ceilings
- Light Stained Hardwood Floors
- Pot Lights

Laundry Room/
Storage Area

- Sink
- Marble Floor

Furnace Room

Powder Room

- 2-Piece
- Marble Floor
- Marble Counter-Top

Vestibule with Marble Floors Provides Direct Access to 2 Underground Parking Spaces at your Door!

Additional Information

Inclusions

- Kitchenaid Stainless Steel Refrigerator
- Kitchenaid Stainless Steel Stove,
- Kitchenaid Stainless Steel Microwave
- Kitchenaid Stainless Steel Dishwasher
- Maytag Stacked Washer & Dryer
- Electric Light Fixtures
- Window Coverings

Legal Description

- TSCC / 1931
- Level 1, Unit 11

Maintenance Fee

- \$1,142.00 per month
- Includes: water, common elements, building insurance and Parking

Property Taxes

- \$7,292.40 per annum (2020)

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning
- Hot Water Tank (Rental)

Parking

- Two Deeded Underground Parking Spaces
- Known As Level A #21 and #22

Features

- Back-Up Generator
- One of the Quietest Units in the Enclave Without Traffic
- Family Friendly Neighbourhood
- Close to Bayview Village
- Easy Access to 401/404 and Subway Stations

Possession

- 90 Days 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.