

# Welcome To

## 55 Prince Arthur Ave. #503

Foyer	6'6" x 6' 2.01 x 1.83m	<ul style="list-style-type: none"><li>• Double Door Entry</li><li>• Mirrored Trey Ceiling</li><li>• Double Closet</li><li>• Pot Lights</li><li>• Dark Stained Hardwood Floors</li><li>• Wainscoting</li></ul>
Powder Room		<ul style="list-style-type: none"><li>• 2-Piece</li></ul>
Living Room	25'9" x 21'10" 7.89 x 6.70m	<ul style="list-style-type: none"><li>• Wet Bar</li><li>• Pot Lights</li><li>• Dark Stained Hardwood Floors</li><li>• Floor-to-Ceiling Picture Windows</li><li>• North Views</li><li>• Wainscoting</li></ul>
Dining Room	25'9" x 21'10" 7.89 x 6.70m	<ul style="list-style-type: none"><li>• Combined with Living Area</li><li>• Pot Lights</li><li>• Dark Stained Hardwood Floors</li><li>• Floor-to-Ceiling Picture Windows</li><li>• North and East Views</li><li>• Wainscoting</li></ul>
Kitchen	18' x 11'4" 5.89 x 3.47m	<ul style="list-style-type: none"><li>• Centre Island</li><li>• Granite Counter-Tops</li><li>• Tumbled Marble Backsplash</li><li>• Integrated Appliances</li><li>• Eat-In Area</li><li>• Pot Lights and Track Lights</li><li>• Under Cabinet Lighting</li><li>• Floor-to-Ceiling Picture Windows</li><li>• East-Views</li><li>• Dark Stained Hardwood Floors</li></ul>
Den	16' x 11'6" 4.88 x 3.54m	<ul style="list-style-type: none"><li>• French Doors from Dining Area</li><li>• Track Lighting</li><li>• Dark Stained Hardwood Floors</li><li>• Floor-to-Ceiling Picture Window</li><li>• East-Views</li><li>• Door Entry to Kitchen</li><li>• Can be Used as Separate Dining Room</li></ul>

Primary Bedroom	24'9" x 13' 7.59 x 3.96m	<ul style="list-style-type: none"> <li>• Walk In Closet</li> <li>• Wall of Custom Built-ins</li> <li>• Broadloom</li> <li>• Mirrored Side Wall Panels</li> <li>• Track Lights</li> <li>• Floor-to-Ceiling Picture Windows</li> <li>• North Views</li> </ul>
Ensuite Bathroom		<ul style="list-style-type: none"> <li>• 6-Piece</li> <li>• Double Sink Vanity</li> <li>• Step-Up Jacuzzi Tub</li> <li>• Separate Shower with Glass Enclosure</li> </ul>
Second Bedroom	16' x 11'3" 4.88 x 3.44m	<ul style="list-style-type: none"> <li>• Double Mirrored Closet</li> <li>• Broadloom</li> <li>• Track Lights</li> <li>• Floor-to-Ceiling Picture Windows</li> <li>• East Views</li> </ul>
Ensuite Bedroom		<ul style="list-style-type: none"> <li>• 4-Piece</li> <li>• Single Sink Vanity and Tub</li> </ul>
Laundry		<ul style="list-style-type: none"> <li>• Washer and Dryer</li> </ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>• GE Profile Refrigerator</li> <li>• GE Profile Stove-Top</li> <li>• KitchenAid Oven</li> <li>• Panasonic Microwave</li> <li>• GE Dishwasher</li> <li>• Exhaust Fan</li> <li>• LG Washer</li> <li>• GE Dryer</li> <li>• Electric Lights Fixtures</li> <li>• Window Coverings</li> <li>• Broadloom Where Laid</li> <li>• Additional Refrigerator in Kitchen</li> </ul>
------------	--

Exclusions	<ul style="list-style-type: none"> <li>• Wall Cabinet in Dining Area</li> <li>• Wall Cabinet in 2-Piece Powder Room</li> </ul>
------------	--

Legal Description	<ul style="list-style-type: none"> <li>• MTCC 717</li> <li>• Level 2, Unit 3</li> </ul>
Maintenance Fees	<ul style="list-style-type: none"> <li>• \$2,614.06 per month</li> <li>• Includes: heat, water, cable t.v.(Bell), central air conditioning, building insurance, common elements and parking</li> </ul>
Property Taxes	<ul style="list-style-type: none"> <li>• \$6,898.34 per annum (2021)</li> </ul>
Parking/Locker	<ul style="list-style-type: none"> <li>• 2 Deeded Underground Side by Side Parking Spaces</li> <li>• Known as Level B, Unit 6 &amp; Unit 7</li> <li>• One Exclusive Use Out-of-Suite Locker</li> <li>• Known as #47 on 2<sup>nd</sup> floor</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>• Heat Pump Gas Heating</li> <li>• Central Air Conditioning</li> </ul>
Possession	<ul style="list-style-type: none"> <li>• 60 Days or to be arranged</li> </ul>
Building Amenities	<ul style="list-style-type: none"> <li>• 24 Hr. Concierge</li> <li>• Valet Parking for Guests</li> <li>• Exercise Room</li> <li>• Indoor Pool</li> <li>• Sauna</li> <li>• Roof-Top Party Room and Deck/Lounge with BBQ's</li> <li>• Guest Suite</li> </ul>



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