



Welcome To

1 Balmoral Avenue #323

Foyer		<ul style="list-style-type: none">• Double Closet• Tile Floors
Living Room	6.52 x 3.53m 21'4" x 11'6"	<ul style="list-style-type: none">• Open Concept• Cornice Mouldings and Baseboards• French Doors Walk-Out to Balcony• West Views Over Garden
Dining Room	6.52 x 3.53m 21'4" x 11'6"	<ul style="list-style-type: none">• Combined with Living Room• Cornice Mouldings and Baseboards
Kitchen	2.56 X 2.41m 8'4" x 7'9"	<ul style="list-style-type: none">• Pass-Through• Granite Counter-Tops• Tile Floors• Track Lights
Primary Bedroom	4.32 X 3.16m 14'2" x 10'4"	<ul style="list-style-type: none">• Walk-In Closet• Baseboards• Sliding Door Opens to Juliette Balcony
Ensuite Bathroom		<ul style="list-style-type: none">• 4-Piece with Separate Enclosed Shower
Second Bedroom	4.14 x 2.74m 13'6" x 9'	<ul style="list-style-type: none">• Double Closet• Baseboards• Picture Window with North Views
Main Bathroom		<ul style="list-style-type: none">• 4-Piece with Enclosed Shower
Balcony	2.77 x 1.52m 9'10" x 5'	<ul style="list-style-type: none">• West Views Over Garden

Additional Information

Inclusions	<ul style="list-style-type: none">• Refrigerator• Oven• Exhaust• Dishwasher• Washer & Dryer• Window Coverings• Electric Light Fixtures
Legal Description	<ul style="list-style-type: none">• MTCC 1205• Level 3, Unit 23
Property Taxes	<ul style="list-style-type: none">• \$4,222.10 per annum (2021)
Maintenance Fees	<ul style="list-style-type: none">• \$1,036.24 per month• Includes: heat, water, hydro, central air conditioning, common elements, building insurance and parking
Parking/Locker	<ul style="list-style-type: none">• One Owned Underground Parking Space• Known as Level B/#4• One Exclusive Out-of-Suite Locker• Known as Level P1/#97
Heating/Cooling	<ul style="list-style-type: none">• Forced Air Heating• Central Air Conditioning
Possession	<ul style="list-style-type: none">• Immediate or To Be Arranged
Building Amenities	<ul style="list-style-type: none">• 24 Hr. Concierge• Party Room• Exercise Room• Guest Suite• Visitor Parking

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