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993 Queen St. W. #404

Candy Factory Lofts

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| --- | --- | --- |
| Foyer | 4.06 x 1.57m  13’3” x 5’1” | ● Wall-to-Wall Closets  ● Hardwood Floors  ● Track Lighting |
| Living Room | 8.33 x 6.40m  27’3” x 20’10” | ● Open Concept  ● Approximately 30 Ft Long-Floor To Ceiling  Reclaimed Brick Wall  ● Hardwood Floors  ● Large Arched Windows  ● Wooden Beams and Columns  ● French Doors Open to Juliette Balcony |
| Dining Room | 8.33 x 6.40m  27’3” x 20’10” | ● Combined with Living Room  ● Approximately 30 Ft Long-Floor To Ceiling  Reclaimed Brick Wall  ● Hardwood Floors |
| Kitchen | 3.45 x 3.04m  11’3” x 9’10” | ● Open Concept  ● Centre Island  ● Black Marble Counter-Top  ● Hardwood Floors |
| Primary Bedroom | 4.97 x 3.17m  16’3” x 10’4” | ● Raised Room  ● Wall-to-Wall Closets  ● Hardwood Floors  ● Track Lighting |
| Second Bedroom | 4.08 x 3.32m  13’4” x 10’9” | ● Wall-to-Wall Closets  ● Hardwood Floors  ● Ceiling Fan |
| Main Washroom |  | ● 5-Piece  ● Enclosed Glass Shower,2 Sinks, Clawfoot Tub  ● Limestone Counter-Top  ● Limestone Floor |
| Laundry Area | 2.41 x 1.90m  7’9” x 6’2” |  |
| Additional Information | |  |
| Inclusions | ● Kitchenaid Stainless Steel Refrigerator  ● Kitchenaid Stainless Steel Stove  ● Maytag Stainless Steel Microwave  ● Bosch Stainless Steel Dishwasher  ● Hunter Douglas Silhouettes  ● Electric Light Fixtures  ● Danby Bar Refrigerator  ● 3 Ceiling Fans | |
| Exclusions | ● Maytag Washer and Dryer | |
| Legal Description | ● MTCC 1328  ● Level 4, Unit 4 | |
| Property Taxes | ● $6,143.05 per annum (2023) | |
| Maintenance Fees | ● $915.59 per month  ● Includes: Heat, Central Air Conditioning, Water, Common Elements,  Building Insurance, Parking | |
| Heating/Cooling | ● Fan Coil Electric Heating  ● Central Air Conditioning  ● Owner is Responsible for Maintenance of the Heating HVAC unit in the  suite | |
| Parking/Locker | ● One Deeded Underground Parking Space  ● Known As Level D/Unit 30  ● One Large Out-of-Suite Caged Storage Locker – Adjacent to the Parking | |
| Possession | ● 30 Days/To Be Arranged | |
| Amenities | ● 24 Hour Concierge with Security Guards (Trained & Licensed)  ● In suite Security Systems/Alarms (Door Monitor Only) Managed and  Maintained by the Building  ● Fitness Room  ● Events Room  ● Roof Terrace with BBQ and Garden  ● Guest Suite  ● Visitor Parking  ● On Site Superintendent | |

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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 that we believe are reliable, but for which we assume no responsibility.