

278 Bloor St. E. #205

Rosedale Glen

Foyer	11' 6" x 11' 1" 3.51m x 3.38m	<ul style="list-style-type: none"> ➤ Double Closet with Organizers ➤ Porcelain White Floor ➤ Mirrored Ceiling
Living Room	24' 8" x 12' 10" 7.52m x 3.91m	<ul style="list-style-type: none"> ➤ Built-in Wall Unit with Mesh Doors ➤ Electric Fireplace ➤ Parquet Floors ➤ Moulding & Baseboards ➤ Smooth Ceilings
Den	15' 4" x 10' 0" 4.67m x 3.05m	<ul style="list-style-type: none"> ➤ Versatile Space for Home Office, Study, or Library ➤ Built-In Wall Unit
Dining Room	12' 5" x 11' 1" 3.78m x 3.38m	<ul style="list-style-type: none"> ➤ Separate ➤ Parquet floors ➤ Picture Window
Kitchen	18' 5" x 8' 5" 5.61m x 2.57m	<ul style="list-style-type: none"> ➤ Bellini Kitchen ➤ Corian Counters ➤ Breakfast Nook
Primary Bedroom	18' 5" x 11' 7" 5.61m x 3.53m	<ul style="list-style-type: none"> ➤ Broadloom ➤ Side Lamps ➤ Silhouette Blinds ➤ Walk-in Closet with Organizers
3-Piece Ensuite	8' 9" x 8' 4" 2.67m x 2.54m	<ul style="list-style-type: none"> ➤ Mirrored Closet ➤ Tile Floor
Second Bedroom	14' 8" x 9' 6" 4.47m x 2.90m	<ul style="list-style-type: none"> ➤ Broadloom ➤ Double Closet ➤ North View ➤ Track Lights
Sunroom	17' 4" x 8' 9" 5.28m x 2.67m	<ul style="list-style-type: none"> ➤ Wall of Windows with South Treed Views ➤ Parquet Floors
Main Washroom	8' 7" x 5' 0" 2.62m x 1.52m	<ul style="list-style-type: none"> ➤ 4-Piece
Ensuite Laundry		<ul style="list-style-type: none"> ➤ Washer & Dryer ➤ Shelving Storage

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Maytag Refrigerator ➤ Maytag Stove (includes 2 Ovens) ➤ Bosch Dishwasher ➤ Samsung Washer & Dryer ➤ Window Coverings ➤ Electrical Light Fixtures ➤ Broadloom where Laid
Exclusions	<ul style="list-style-type: none"> ➤ Dining Room Light Fixture ➤ Coat Rack in Front Hall ➤ Primary Washroom Wall Mirror
Legal Description	<ul style="list-style-type: none"> ➤ MTCC 614 ➤ LEVEL 2 UNIT 5
Heating/Cooling	<ul style="list-style-type: none"> ➤ Fan Coils (replaced 2023, \$5,600)
Maintenance Fees	<ul style="list-style-type: none"> ➤ \$1,916.32 <ul style="list-style-type: none"> ○ Heat ○ Water ○ Common Elements ○ Parking ○ Cable TV & Internet ○ Central Air Conditioning ○ Building Insurance
Hydro	<ul style="list-style-type: none"> ➤ Approx. \$100 per month
Taxes	<ul style="list-style-type: none"> ➤ \$6,789.34 per annum (2023)
Parking/Locker	<ul style="list-style-type: none"> ➤ 2 Parking Spaces <ul style="list-style-type: none"> ○ Legal Description: ○ Level C / #7 (Owned) – Known as C-26 (May accommodate 2 cars) ○ Level D / #72 (Exclusive) ➤ 1 Exclusive-Use Locker <ul style="list-style-type: none"> ○ Known as Level S5L2 (located in north building on B2)
Possession	<ul style="list-style-type: none"> ➤ 60 Days / TBA
Building Amenities	<ul style="list-style-type: none"> ➤ Gym ➤ Indoor Pool & Hot Tub ➤ Recreation Room & Library ➤ Concierge ➤ Visitor Parking ➤ Windows Replaced (\$26,000) (2023)