

278 Bloor St. E. #205

Rosedale Glen

Foyer	11' 6" x 11' 1"		Double Closet with Organizers
	3.51m x 3.38m	\triangleright	Porcelain White Floor
		\triangleright	Mirrored Ceiling
Living Room	24' 8" x 12' 10"		Built-in Wall Unit with Mesh Doors
	7.52m x 3.91m		Electric Fireplace
			Parquet Floors
			Moulding & Baseboards
			Smooth Ceilings
	451 411 4 4 9 1 9 1	_	
Den	15' 4" x 10' 0"		Versatile Space for Home Office,
	4.67m x 3.05m	_	Study, or Library
			Built-In Wall Unit
Dining Room	12' 5" x 11' 1"		Separate
Diffing Nooni	3.78m x 3.38m		Parquet floors
	3.76HT X 3.36HT	۶	-
			rictare williaow
Kitchen	18' 5" x 8' 5"	>	Bellini Kitchen
	5.61m x 2.57m		Corian Counters
		\triangleright	Breakfast Nook
Primary Bedroom	18' 5" x 11' 7"		Broadloom
	5.61m x 3.53m		Side Lamps
			Silhouette Blinds
			Walk-in Closet with Organizers
2.8: 5 '		_	
3-Piece Ensuite	8' 9" x 8' 4"	>	Mirrored Closet
	2.67m x 2.54m		Tile Floor
Second Bedroom	14' 8" x 9' 6"	>	Broadloom
	4.47m x 2.90m	>	Double Closet
		۶	North View
		۶	Track Lights
Sunroom	17' 4" x 8' 9"		Wall of Windows with South Treed
	5.28m x 2.67m		Views
		\triangleright	Parquet Floors
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Main Washroom	8' 7" x 5' 0"		4-Piece
	2.62m x 1.52m		
Ensuite Laundry		>	Washer & Dryer
Ensure Edunary		>	Shelving Storage
			Sherving Storage



Additional Information

Exclusions

Legal Description

Heating/Cooling

Maintenance Fees

Hydro

Taxes

Parking/Locker

Possession

Building Amenities

Inclusions Maytag Refrigerator Maytag Stove (includes 2 Ovens)

Bosch Dishwasher

Samsung Washer & Dryer

Window Coverings

Electrical Light Fixtures

Broadloom where Laid

Dining Room Light Fixture

Coat Rack in Front Hall

Primary Washroom Wall Mirror

MTCC 614

LEVEL 2 UNIT 5

Fan Coils (replaced 2023, \$5,600)

\$1,916.32

Heat

Water

o Common Elements

Parking

o Cable TV & Internet

Central Air Conditioning

Building Insurance

Approx. \$100 per month

\$6,789.34 per annum (2023)

2 Parking Spaces

o Legal Description:

Level C / #7 (Owned) – Known as C-26 (May accommodate 2 cars)

Level D / #72 (Exclusive)

1 Exclusive-Use Locker

o Known as Level S5L2 (located in north building on B2)

60 Days / TBA

Gym

Indoor Pool & Hot Tub

Recreation Room & Library

Concierge

Visitor Parking

Windows Replaced (\$26,000) (2023)

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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