

# 3 Duplex Ave. #108

## Northern News

### Main Level

Foyer

- Closet
- Tile Floor

Living Room

18'9" x 10'  
5.76m x 3.04m

- Track Lights
- Electronic Window Blinds
- Walk-Out to Balcony
- Electric Fireplace
- Hardwood Floors

Dining Room

15'4' x 10'  
4.69m x 3.04m

- Combined with Living Room
- Electronic Window Blinds
- Hardwood Floors

Kitchen

13' x 10'  
3.96m x 3.04m

- Pot Lights
- Centre island
- Granite Counters
- Eat-In
- Mirrored Backplash
- Under Counter Lighting
- Stainless Steel Appliances
- Window Blinds
- Tile Floor

Powder Room

- 2-Piece

### 2nd Level

2<sup>nd</sup> Bedroom

18' x 11'  
5.48m x 3.38m

- 2 Wardrobe Closets
- Broadloom
- Window Blinds

3<sup>rd</sup> Bedroom

18'9" x 15'7"  
5.76m x 4.78m

- 2 Large Wardrobes
- Broadloom

5-Piece Washroom

- Tub with Showerhead with Glass Partition
- Sink
- Stall Shower
- Toilet

Laundry Room

- Sink
- Cupboards

### 3rd Level

Primary Bedroom

15'5" x 13'7"  
4.72m x 4.17m

- Built-In Wall of Closets
- Walk-In Closet
- Hardwood Floors
- Walk-Out to Terrace

4-Piece Ensuite

- Sink
- Tub/Jacuzzi
- Shower Enclosure
- Toilet

Sitting Room                      10'10" x 8'11"  
3.07m x 2.47m

- Combined with Primary

## *Additional Information*

Inclusions

- Stainless Steel Whirlpool Refrigerator
- Whirlpool Stove
- Stainless Steel LG Microwave
- Ancona Exhaust
- LG Washer
- Whirlpool Dryer
- Window Coverings
- Electric Light Fixtures
- 4 Stools
- 5 Wardrobe Closets
- Broadloom where Laid
- Wine Refrigerator (Non-Functional)

Legal Description

- MTCP 788
- Level 2 Unit 13

Square Footage

- Approx. 1,915 sq. ft. (as per builder's plan)

Heating/Cooling

- Gas / Radiant
- Central Air Conditioning

Taxes

- \$2,691.75 per annum (2023)

Parking

- 2 Assigned Rental Spaces (\$50 + tax, each)

Possession

- Mid-August / TBA

Maintenance

- \$2,291.14 per month
  - Heat
  - Water
  - Common Elements
  - Building Insurance

## *Public Schools*

R J Lang Elementary and Middle School  
227 Drewry Ave, North York,  
ON, M2M 1E3

- (GR. JK-08)
- (416) 395-2780

Northview Heights Secondary School  
550 Finch Ave W, North York,  
ON, M2R 1N6

- (GR. 09-12)
- (416) 395-3290