

Welcome To

70 Rosehill Avenue - Suite 407

Foyer	7'4" x 16'5" 2.24m x 5.00 m	<ul style="list-style-type: none"> • Direct Access Via Double Elevators • Walk-In Closet • Herringbone Hardwood Floors • Crown Mouldings • Wainscoting
Powder Room	6'8" x 4'6" 2.03m x 1.37m	<ul style="list-style-type: none"> • 2-Piece • Mirrored Ceiling • Vanity, Toilet • Tile Floors and Baseboards
Living Room	16'8" x 16'9" 5.08m x 5.11m	<ul style="list-style-type: none"> • Wood-Burning Fireplace with Surround and Mantle • Herringbone Hardwood Floors • Wainscoting • Adjustable Spot Light • Custom Blinds • Floor-to-Ceiling Windows Spanning the Width of the Room • Unobstructed South Views of Park and City Skyline • Built-In Bookshelves and Cabinets
Dining Room	10'5" x 15'9" 3.18m x 4.80m	<ul style="list-style-type: none"> • Wainscoting and Chair Rail • Herringbone Hardwood Floors • Mirrored Wall • Access to Kitchen
Kitchen	11'0" x 15'0" 3.35m x 4.57m	<ul style="list-style-type: none"> • Renovated • Centre Island with Built-In Storage Cupboards • Granite Counter-Tops and Tile Backsplash • Custom Cabinetry with Pantry and Appliance Storage • Under Cabinet Lighting • Integrated Top-of-the-Line Appliances • Stainless Steel Double Sink • Stone Tile Floors • Open to Dining Room

Library/ Den	11'0" x 16'6" 3.35m x 5.03m	<ul style="list-style-type: none"> • Built-In Bookshelves and Cabinets • Track Lights • Herringbone Hardwood Floors • Floor-to-Ceiling Windows Spanning the Width of the Room Open to Juliette Balcony • Unobstructed South Views of Park and City Skyline
Primary Bedroom Suite	13'2" x 18'5" 4.01m x 5.61m	<ul style="list-style-type: none"> • Two Double Closets and Walk-In Closet • Herringbone Hardwood Floors • Baseboards • Floor-to-Ceiling Windows with Sliding Door Walk-Out to Balcony Offering North Views
Primary Washroom		<ul style="list-style-type: none"> • 7-Piece Ensuite • Separate Water Closet with Toilet and Bidet • Separate Glass Enclosed Shower Stall • Bathtub with Step-Up and Tile Surround • Vanity with Double Sink with Built-In Storage • Mirrored Wall • Tile Floors • Cedar Sauna
Second Bedroom	12'8" x 16'0" 3.86m x 4.88m	<ul style="list-style-type: none"> • Double Closet • Built-In Murphy Bed with Shelves and Cabinets • Herringbone Hardwood Floors • Floor-to-Ceiling Windows
Bathroom		<ul style="list-style-type: none"> • 3-Piece Ensuite • Vanity with Single Sink and Built-In Storage • Built-in Mirror with Lighting • Tile Floors • Toilet, Glass Enclosed Shower
Laundry Room	14'4" x 5'3" 4.37m x 1.60m	<ul style="list-style-type: none"> • Built-in Storage • Large Laundry Sink • Tile Floors • Access to Ensuite Garbage Disposal
Balcony	11'6" x 8'8" 3.51m x 2.64m	<ul style="list-style-type: none"> • North Exposure

Additional Information

Inclusions	<ul style="list-style-type: none"> • Samsung Refrigerator • Jenn-Air Stove-Top • KitchenAid Oven • Bosch Dishwasher • Exhaust Fan • Maytag Stacked Washer and Dryer • Electric Light Fixtures • Window Coverings • Murphy Bed and Built-In Shelves and Cabinetry
Legal Description	<ul style="list-style-type: none"> • MTCC 646 • Level 5, Unit 3
Parking/Locker	<ul style="list-style-type: none"> • Two Deeded Underground Parking Spaces • Known As PB-#30/Level B, Unit 30 and PB-31/Level B, Unit 31 • Exclusive Use of One Out-of-Suite Storage Locker • Known As Locker S15 in the Basement
Property Taxes	<ul style="list-style-type: none"> • \$14,817.94 per annum (2023)
Maintenance Fee	<ul style="list-style-type: none"> • \$2,881.22 per month • Includes: Water, Rogers Premier Package Cable T.V., Common Elements, Building Insurance, Locker and Parking
Heating/Cooling	<ul style="list-style-type: none"> • Gas Heating Pumps with Supplementary Heating via Electric Baseboard Heaters • Central Air Conditioning
Possession	<ul style="list-style-type: none"> • 30-60 Days/To Be Arranged
Building Amenities	<ul style="list-style-type: none"> • 24-Hour Concierge and Security Gatehouse • 24-Hour Valet Parking • Two Indoor Pools (1 for each Tower) • Sauna • Fitness Room • Meeting/Recreational Room • Visitor Parking – Indoor and Outdoor • Onsite Property Management