

Welcome To
55 Prince Arthur Ave. #805

Foyer	11'6" x 10'6" 3.53 x 3.23m	<ul style="list-style-type: none">• Double Door Entry• Mirrored Trey Ceiling• Double Closet• Pot Lights• Parquet Floors
Powder Room		<ul style="list-style-type: none">• 2-Piece
Living Room	24'6" x 21' 7.49 x 5.18m	<ul style="list-style-type: none">• Built-In Bookshelves and Cabinets• Parquet Floors• Floor-to-Ceiling Windows• Walk-Out to Balcony (16'x 6'3")• South Views
Dining Room	17' x 12' 5.18 x 3.65m	<ul style="list-style-type: none">• Separate• Wet Bar• Dark Stained Hardwood Floors• Floor-to-Ceiling Windows• Walk-Out to Balcony (17'10" x 9'3")• South Views
Kitchen	21' x 11' 6.40 x 3.35m	<ul style="list-style-type: none">• Centre Island• Granite Counter-Tops• Mirrored Backsplash• Integrated Appliances• Eat-In Area• Pot Lights• Under Cabinet Lighting• Parquet Floors
Breakfast Area	21' x 11' 6.40 x 3.35	<ul style="list-style-type: none">• Combined with Kitchen• Built-In Desk• Parquet Floors• Pot Lights• Floor-to-Ceiling Windows• Walk-Out to Balcony (17'10" x 9'3")• South Views

Primary Bedroom	20'6" x 13' 6.27 x 3.96m	<ul style="list-style-type: none"> • Walk-In Closet • Broadloom • Floor-to-Ceiling Windows • Walk-Out to Balcony (17'9" x 9'2") • South Views
Ensuite Bathroom		<ul style="list-style-type: none"> • 6-Piece • Double Sink Vanity • Step-Up Jacuzzi Tub • Separate Shower with Glass Enclosure
Second Bedroom	17'6" x 11' 5.36 x 3.35m	<ul style="list-style-type: none"> • Walk-In Closet • Parquet Floors • Floor-to-Ceiling Windows • Walk-Out to Balcony (17' x 9') • South Views
Ensuite Bedroom		<ul style="list-style-type: none"> • 4-Piece • Single Sink Vanity and Tub
Laundry		<ul style="list-style-type: none"> • Side by Side Washer and Dryer

Additional Information

Inclusions	<ul style="list-style-type: none"> • KitchenAid Refrigerator • Dacor Stove-Top • GE Oven • Panasonic Microwave • Kenmore Dishwasher • Exhaust Fan • Maytag Washer • Maytag Dryer • Electric Lights Fixtures Except Where Excluded • Window Coverings • Broadloom Where Laid
Exclusions	<ul style="list-style-type: none"> • Dining Room Fixture
Legal Description	<ul style="list-style-type: none"> • MTCC 717 • Level 5, Unit 5

Maintenance Fees	<ul style="list-style-type: none"> • \$3,031.19 per month • Includes: heat, water, cable t.v.(Bell), central air conditioning, building insurance, common elements and parking
Property Taxes	<ul style="list-style-type: none"> • \$8,476.17 per annum (2024)
Parking/Locker	<ul style="list-style-type: none"> • 1 Deeded Underground • Known as Level B, Unit 12 • One Exclusive Use Out-of-Suite Locker • Known as #1 on Main floor
Heating/Cooling	<ul style="list-style-type: none"> • Heat Pump Gas Heating • Heat Pump Replaced in 2024 • Central Air Conditioning • Individual Thermostats for Climate Control
Possession	<ul style="list-style-type: none"> • 30 Days or to be arranged
Building Amenities	<ul style="list-style-type: none"> • 24 Hr. Concierge • Valet Parking for Guests • Exercise Room • Indoor Pool • Sauna • Roof-Top Party Room and Deck/Lounge with BBQ's • Guest Suite



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