

Welcome To

# *70 Rosehill Avenue - Suite 904*

Foyer	14'4" x 7'8" 4.37 x 2.34 m	<ul style="list-style-type: none"><li>• Direct Access Via Double Elevators</li><li>• Double Closet</li><li>• Herringbone Hardwood Floors</li><li>• Crown Mouldings</li></ul>
Powder Room	5' x 5' 1.52 x 1.52m	<ul style="list-style-type: none"><li>• 2-Piece</li><li>• Vanity, Toilet</li><li>• Tile Floors and Baseboards</li></ul>
Living Room	23'9" x 13'4" 7.24 x 4.06m	<ul style="list-style-type: none"><li>• Wood-Burning Fireplace with Surround and Mantle</li><li>• Herringbone Hardwood Floors</li><li>• Floor-to-Ceiling Windows Spanning the Width of the Room</li><li>• Unparalleled South-East Views of Park and City Skyline</li></ul>
Dining Room	18'8" x 17' 5.69 x 5.18	<ul style="list-style-type: none"><li>• Combined with Living Area</li><li>• Herringbone Hardwood Floors</li><li>• Floor-to-Ceiling Windows</li><li>• Pot Lights</li><li>• Unparalleled South-East Views of Park and City Skyline</li><li>• Walk-Out to Large Balcony</li></ul>
Kitchen	13' x 12' 3.96 x 3.66m	<ul style="list-style-type: none"><li>• Renovated</li><li>• Centre Island with Built-In Storage Cupboards</li><li>• Granite Counter-Tops and Tile Backsplash</li><li>• Custom Cabinetry with Pantry and Appliance Storage</li><li>• Under Cabinet Lighting</li><li>• Integrated Top-of-the-Line Appliances</li><li>• Stainless Steel Double Sink</li><li>• Herringbone Hardwood Floors</li><li>• Eat-In</li></ul>
Breakfast Area	12' x 6'8" 3.66 x 2.08m	<ul style="list-style-type: none"><li>• Combined with Kitchen</li><li>• Herringbone Hardwood Floors</li><li>• Floor-to-Ceiling Windows</li><li>• Walk-Out to Large Balcony with South-East Views</li></ul>

Family Room	17'5" x 11'3" 5.31 x 3.43m	<ul style="list-style-type: none"> <li>• Built-In Bookshelves and Cabinets</li> <li>• Pot Lights</li> <li>• Herringbone Hardwood Floors</li> <li>• Chair Rail</li> <li>• Floor-to-Ceiling Windows Spanning the Width of the Room Walk-Out to Large Open Balcony</li> <li>• South-East Views of Park and City Skyline</li> </ul>
Primary Bedroom Suite	17'3" x 14'8" 5.26 x 4.47m	<ul style="list-style-type: none"> <li>• Two Walk-In Closets</li> <li>• Broadloom</li> <li>• Baseboards</li> <li>• Floor-to-Ceiling Windows with Sliding Door Walk-Out to Balcony Offering South Views</li> </ul>
Primary Washroom	16' x 14' 4.88 x 4.27m	<ul style="list-style-type: none"> <li>• 6-Piece Ensuite</li> <li>• Separate Water Closet with Toilet and Bidet</li> <li>• Separate Glass Enclosed Shower Stall</li> <li>• Bathtub with Step-Up and Tile Surround</li> <li>• Vanity with Double Sink with Built-In Storage</li> <li>• Tile Floors</li> </ul>
Second Bedroom	16' x 11'7" 4.88 x 3.53m	<ul style="list-style-type: none"> <li>• Two Double Closets</li> <li>• Broadloom</li> <li>• Built-In Desk and Shelves</li> <li>• Floor-to-Ceiling Windows</li> </ul>
2 <sup>nd</sup> Ensuite	9' x 7' 2.74 x 2.13m	<ul style="list-style-type: none"> <li>• 4-Piece</li> <li>• Vanity with Single Sink and Built-In Storage</li> <li>• Tile Floors</li> <li>• Toilet, Tub with Shower</li> </ul>
Laundry Room	11'4" x 7' 3.45 x 2.13m	<ul style="list-style-type: none"> <li>• Built-in Shelves</li> <li>• Large Laundry Sink</li> </ul>
Balcony	47'3" x 7' 14.40 x 2.13m	<ul style="list-style-type: none"> <li>• South-East Exposure</li> </ul>

### *Additional Information*

Legal Description	<ul style="list-style-type: none"> <li>• MTCC 646</li> <li>• Level 10, Unit 6</li> </ul>
Property Taxes	<ul style="list-style-type: none"> <li>• \$19,048.15 per annum (2024)</li> </ul>

Inclusions	<ul style="list-style-type: none"> <li>• Subzero Refrigerator</li> <li>• Dacor Stove-Top</li> <li>• Dacor Oven</li> <li>• Miele Dishwasher</li> <li>• Dacor Warming Oven</li> <li>• Exhaust Fan</li> <li>• Fisher + Paykel Washer</li> <li>• GE Dryer</li> <li>• Electric Light Fixtures</li> <li>• Window Coverings</li> <li>• Broadloom Where Laid</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>• Dining Room Curio Cabinet</li> </ul>
Parking/Locker	<ul style="list-style-type: none"> <li>• Two Deeded Underground Parking Spaces</li> <li>• Known As Level B, Unit 74 and Level B, Unit 75</li> <li>• Exclusive Use of One Out-of-Suite Storage Locker</li> <li>• Known As Locker #43</li> </ul>
Maintenance Fee	<ul style="list-style-type: none"> <li>• \$3,450.10 per month</li> <li>• Includes: Water, Rogers Premier Package Cable T.V., Common Elements, Building Insurance, Locker and Parking</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>• Gas Heating Pump</li> <li>• Central Air Conditioning</li> </ul>
Possession	<ul style="list-style-type: none"> <li>• November 2024/To Be Arranged</li> </ul>
Building Amenities	<ul style="list-style-type: none"> <li>• 24-Hour Concierge and Security Gatehouse</li> <li>• 24-Hour Valet Parking</li> <li>• Two Indoor Pools (1 for each Tower)</li> <li>• Sauna</li> <li>• Fitness Room</li> <li>• Meeting/Recreational Room</li> <li>• Visitor Parking – Indoor and Outdoor</li> <li>• Onsite Property Management and Superintendent</li> </ul>

For more information, please contact:

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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