

Welcome To

# 77 Maitland Place #325

*Celebrity Place*

|                 |                               |  |
|-----------------|-------------------------------|--|
| Foyer           |                               | <ul style="list-style-type: none"> <li>• Double Closet</li> <li>• Tile Floors</li> <li>• Interior Glass Pane Door (can be removed)</li> </ul>  |
| Living Room     | 15'6" x 12'6"<br>4.75 x 3.84m | <ul style="list-style-type: none"> <li>• Open Concept</li> <li>• Hardwood Floors</li> <li>• Track Lights</li> <li>• Floor-to-Ceiling Windows</li> <li>• Walk-Out to Large Balcony with West Treed Views</li> </ul> |
| Dining Room     | 10'3" x 6'9"<br>3.13 x 2.10 m | <ul style="list-style-type: none"> <li>• Combined with Living Area</li> <li>• Hardwood Floors</li> <li>• Track Lighting</li> </ul>   |
| Kitchen         | 11' x 8'5"<br>3.35 x 2.00m    | <ul style="list-style-type: none"> <li>• White Cabinetry</li> <li>• Tile Floors</li> <li>• Pot Lights</li> <li>• Plumbing for Dishwasher</li> <li>• Pass Through to Living Room</li> </ul>                         |
| Primary Bedroom | 14'1" x 11'4"<br>4.29 x 3.47m | <ul style="list-style-type: none"> <li>• Double Closet</li> <li>• Hardwood Floors</li> <li>• Picture Window</li> </ul>   |
| Primary Ensuite |                               | <ul style="list-style-type: none"> <li>• Updated 3-Piece Ensuite</li> <li>• Newer Toto Bidet Toilet</li> <li>• Separate Glass Enclosed Shower Stall</li> <li>• Pot Lights</li> <li>• Tile Floors</li> </ul>        |
| Second Bedroom  | 12'2" x 9'10"<br>3.71 x 2.77m | <ul style="list-style-type: none"> <li>• Double Closet</li> <li>• Hardwood Floors</li> <li>• Picture Window</li> </ul>   |
| Main Bathroom   |                               | <ul style="list-style-type: none"> <li>• 4-Piece</li> <li>• Newer Toto Toilet</li> <li>• Tile Floors</li> </ul>  |
| Balcony         | 14' x 10'<br>4.26 x 3.04m     | <ul style="list-style-type: none"> <li>• West Exposure</li> </ul>  |

Storage Closet

- Rough-In Plumbing for Washer and Dryer

### *Additional Information*

Inclusions

- Moffat Refrigerator
- Frigidaire Stove
- Hunter Douglas Window Shades
- Electric Light Fixtures

Legal Description

- MTCC 678
- Level 3, Unit 20

Parking/Locker

- Underground Parking Space Available Through Property Mgmt
- Approx. \$106 per month
- Use of One Out-of-Suite Locker – Level B Room O

Property Taxes

- \$2,854.00 per annum (2024)

Maintenance Fee

- \$784.24 per month
- Includes: Heat, Central Air Conditioning, Water, Common Elements, Building Insurance

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning

Possession

- 60 Days/To Be Arranged

Building Amenities

- 24-Hour Concierge
- Fitness Centre Accessible 24 Hours A Day
- Squash And Racquetball Courts
- Indoor Swimming Pool
- Saunas
- On-Site Convenience Store
- Hobby Room With Power Tools
- Dining Room
- Party Room
- Library
- Movie Room With Theatre-Style Seating
- Car Wash Bays
- 2 EV Charging Stations
- Visitor Parking (22 Spaces)
- Beautifully Landscaped Gardens With Muskoka Chairs For Relaxing

## Improvements

- Hardwood Floors Laid 2012
- Primary Bathroom Renovated With Glass Walk-In Shower 2012
- Heat / AC Fan Coils And Thermostat Replaced 2017
- Windows And Balcony Door Replaced (Triple Glazed) In 2018
- Hunter Douglas Window Shades Installed In Bedrooms (Sunshade Roller, Blackout Rollers) And Living-Room (Sunshade Rollers) In 2018
- Toilets Replaced With TOTO Products In Both Bathrooms In 2021.  
Toto Drake Toilet With S500E Washlet In Ensuite Bathroom.
- Balcony Equipped With Electrical Outlet.

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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