

# 3 Duplex Ave. #108

## Northern News

### Main Level

Foyer		<ul style="list-style-type: none"> <li>➤ Closet</li> <li>➤ Tile Floor</li> </ul>
Living Room	18'9" x 10' 5.76m x 3.04m	<ul style="list-style-type: none"> <li>➤ Track Lights</li> <li>➤ Electronic Window Blinds</li> <li>➤ Walk-Out to Balcony</li> <li>➤ Electric Fireplace</li> <li>➤ Hardwood Floors</li> </ul>
Dining Room	15'4' x 10' 4.69m x 3.04m	<ul style="list-style-type: none"> <li>➤ Combined with Living Room</li> <li>➤ Electronic Window Blinds</li> <li>➤ Hardwood Floors</li> </ul>
Kitchen	13' x 10' 3.96m x 3.04m	<ul style="list-style-type: none"> <li>➤ Pot Lights</li> <li>➤ Centre island</li> <li>➤ Granite Counters</li> <li>➤ Eat-In</li> <li>➤ Mirrored Backplash</li> <li>➤ Under Counter Lighting</li> <li>➤ Stainless Steel Appliances</li> <li>➤ Tile Floor</li> </ul>
Powder Room		<ul style="list-style-type: none"> <li>➤ 2-Piece</li> </ul>

### 2<sup>nd</sup> Level

2 <sup>nd</sup> Bedroom	18' x 11' 5.48m x 3.38m	<ul style="list-style-type: none"> <li>➤ 2 Wardrobe Closets</li> <li>➤ Broadloom</li> <li>➤ 3 Windows with Blinds</li> </ul>
3 <sup>rd</sup> Bedroom	18'9" x 15'7" 5.76m x 4.78m	<ul style="list-style-type: none"> <li>➤ 3 Wardrobe Closets</li> <li>➤ Picture Windows</li> <li>➤ Broadloom</li> </ul>
5-Piece Washroom		<ul style="list-style-type: none"> <li>➤ Tub with Showerhead with Glass Partition</li> <li>➤ Sink</li> <li>➤ Stall Shower</li> <li>➤ Toilet</li> </ul>
Laundry Room		<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Cupboards</li> </ul>

*3<sup>rd</sup> 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 Bedroom

*Additional Information*

Inclusions

- Stainless Steel Whirlpool Refrigerator
- Stainless Steel Whirlpool Stove
- Stainless Steel LG Microwave
- Stainless Steel 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

- MTCC 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/month, each)

Possession

- Mid-August / TBA

Maintenance

- \$2,428.93 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

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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 furnished by principals and sources that we believe are reliable, but for which we assume no responsibility.