

# The Forest Hill

## 500 St. Clair Avenue West #2201

Foyer			<ul style="list-style-type: none"><li>➤ 10ft. Ceiling</li><li>➤ Closet</li><li>➤ Laminate Flooring</li></ul>
Living Room	8.30 x 3.73m	27'8" x 12'2"	<ul style="list-style-type: none"><li>➤ 10 ft. Ceiling</li><li>➤ Open Concept</li><li>➤ Laminate Flooring</li><li>➤ Picture Windows</li><li>➤ South-West Views</li><li>➤ Motorized Blinds</li></ul>
Dining Room	3.35 x 3.23m	11' x 11'	<ul style="list-style-type: none"><li>➤ 10 ft. Ceiling</li><li>➤ Open Concept</li><li>➤ Laminate Flooring</li><li>➤ Picture Windows</li><li>➤ Walk-Out to Open Terrace</li></ul>
Kitchen	5.49 x 2.89m	18' x 9'4"	<ul style="list-style-type: none"><li>➤ 10 ft. Ceiling</li><li>➤ Galley Kitchen</li><li>➤ Stainless Steel Appliances</li><li>➤ Granite Counter-Tops</li><li>➤ Laminate Flooring</li><li>➤ Breakfast Area with Picture Window</li><li>➤ Walk-Out to Terrace</li></ul>
Master Bedroom	4.22 x 3.20m	13'7" x 10'7"	<ul style="list-style-type: none"><li>➤ Walk-in Closet</li><li>➤ Broadloom</li><li>➤ Walk-Out to Terrace</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>➤ 4-Piece Bath with Separate Shower Stall</li></ul>
Second Bedroom	3.66 x 2.90m	12'6" x 9'7"	<ul style="list-style-type: none"><li>➤ Walk-In Closet</li><li>➤ Broadloom</li><li>➤ Walk-Out to Separate Private Balcony</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>

### ADDITIONAL HIGHLIGHTS

Inclusions	<ul style="list-style-type: none"><li>➤ LG Refrigerator</li><li>➤ Kenmore Stove Top Range</li><li>➤ Exhaust Fan</li><li>➤ Kenmore Oven</li><li>➤ Frigidaire Dishwasher</li></ul>
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	<ul style="list-style-type: none"> <li>➤ Microwave</li> <li>➤ LG Washer and Dryer Stackable</li> <li>➤ Broadloom Where Laid</li> <li>➤ Electric Light Fixtures</li> <li>➤ Blinds in Living Room with Remote Control</li> <li>➤ All Existing Blinds</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>➤ Gold Mirror in Master Bedroom</li> <li>➤ Mirror in Dining Room</li> <li>➤ Wooden Champagne Board in Living Room</li> <li>➤ All Artwork</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>➤ TSCC 2088</li> <li>➤ Level 22, Unit 1</li> </ul>
Maintenance Fee	<ul style="list-style-type: none"> <li>➤ \$1,115.11 per Month</li> <li>➤ Includes: heat, water, central air conditioning, common elements, building insurance and parking</li> </ul>
Parking	<ul style="list-style-type: none"> <li>➤ 2 Owned Underground Parking Spaces</li> <li>➤ Known as #B6 and #B7</li> </ul>
Locker	<ul style="list-style-type: none"> <li>➤ 1 Out of Suite Locker</li> <li>➤ Known as #A45</li> </ul>
Taxes	<ul style="list-style-type: none"> <li>➤ \$5,129.42 per Annum (2017)</li> </ul>
Possession	<ul style="list-style-type: none"> <li>➤ 30 Days or To Be Arranged</li> </ul>
Amenities	<ul style="list-style-type: none"> <li>➤ 24 Hr. Concierge</li> <li>➤ Exercise Room</li> <li>➤ Media Room</li> <li>➤ Fully Equipped Party Room</li> <li>➤ Games Room</li> <li>➤ Indoor Pool</li> <li>➤ Outdoor Lounge Area</li> <li>➤ Guest Suite</li> <li>➤ Visitor Parking</li> </ul>

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.