

# 18A Hazelton Avenue #308

## *Hazelton Lanes*

Foyer	2.74 x 1.52m	9' x 5'	<ul style="list-style-type: none"><li>➤ Mirrored Closet</li><li>➤ Bamboo Floor</li><li>➤ Halogen Pot Lighting</li><li>➤ Ensuite Laundry</li></ul>
Living Room	5.44 x 3.48m	17'10" x 11'5"	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Bamboo Floors</li><li>➤ Floor to Ceiling Windows</li><li>➤ Walk-Out to Wrap-Around Cedar Deck with South and East Exposures</li></ul>
Dining Room	4.32 x 2.44m	14'2" x 8'	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Bamboo Floors</li><li>➤ Walk-Out to Wrap-Around Cedar Deck with South and East Exposures</li></ul>
Kitchen	2.44 x 2.24m	8' x 7'4"	<ul style="list-style-type: none"><li>➤ Breakfast Bar</li><li>➤ Granite Counter-Tops</li><li>➤ Granite Floors</li><li>➤ Glass Tile Backsplash &amp; Counter</li><li>➤ Halogen Pot Lighting</li></ul>
Master Bedroom	3.35 x 2.64m	11' x 8'8"	<ul style="list-style-type: none"><li>➤ French Doors</li><li>➤ Floor to Ceiling Windows</li><li>➤ Bamboo Floors</li><li>➤ Walk-In Closet with Organizers and Mirrored Wall</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>
Deck	14.63 x 5.91m 6.58 x 5m	48' x 19'4" 21'6" x 16'4"	<ul style="list-style-type: none"><li>➤ Approx. 1,288 sq.ft.</li><li>➤ Wrap-Around Cedar Deck</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>➤ KitchenAid Stainless Steel Refrigerator</li><li>➤ AEG Stainless Steel Stove-Top</li><li>➤ AEG Stainless Steel Oven</li><li>➤ Stainless Steel Microwave</li><li>➤ Bosch Stainless Steel Dishwasher</li><li>➤ Electric Light Fixtures</li><li>➤ Metal Table + 6 Chairs</li><li>➤ Glass Table +4 Chairs</li><li>➤ Planters</li></ul>
Legal Description	<ul style="list-style-type: none"><li>➤ MTCP 1395</li><li>➤ Level 2, Unit 2</li></ul>
Maintenance Fees	<ul style="list-style-type: none"><li>➤ \$1,029.79 Per Month</li><li>➤ Includes: Heat, Water, Hydro, Central Air, Building Insurance and Common Elements</li></ul>
Taxes	<ul style="list-style-type: none"><li>➤ \$2,924.48 Per Annum (2017)</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>➤ Forced Air Gas Heating</li><li>➤ Central Air Conditioning</li></ul>
Parking	<ul style="list-style-type: none"><li>➤ Rental May Be Available at \$224.99 Per Month</li></ul>
Locker	<ul style="list-style-type: none"><li>➤ Rental May Be Available at \$118.55 Per Month</li></ul>
Possession	<ul style="list-style-type: none"><li>➤ 75 Days or To Be Arranged</li></ul>
Area Highlights	<ul style="list-style-type: none"><li>➤ Yorkville Village Shops</li><li>➤ Whole Foods</li><li>➤ Fine Dining and Cafes</li><li>➤ Royal Ontario Museum</li><li>➤ Gardiner Museum</li><li>➤ International Boutiques on Bloor Street</li><li>➤ University of Toronto – St. George Campus</li><li>➤ Bay Street Subway Station</li><li>➤ Minutes to Financial District</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.