

Welcome to

30 Holly St. #1203

Foyer	1.97 x 1.52m	6'5" x 5'	<ul style="list-style-type: none">➤ Walk-In Closet➤ Hand-Scraped, Wide Plank Walnut Hardwood Floors
Living Room	11.48 x 3.61m	37'6" x 11'8"	<ul style="list-style-type: none">➤ Open Concept➤ Crown Mouldings➤ Built-in Wall Unit➤ Hand-Scraped, Wide Plank Walnut Hardwood Floors
Dining Room	3.63 x 2.61m	11'9" x 8'6"	<ul style="list-style-type: none">➤ Open Concept➤ Floor to Ceiling Windows➤ Crown Mouldings➤ Hand-Scraped, Wide Plank Walnut Hardwood Floors➤ Walk-Out to Balcony➤ Original Solarium – Doors Removed
Kitchen	3.20 x 2.44m	10'5" x 8'	<ul style="list-style-type: none">➤ Renovated (2012)➤ Cream Cabinetry➤ Granite Counter-Top➤ Tumbled Marble Backsplash➤ Top-of-the-Line Appliances➤ Track Lights➤ Under Counter Lighting➤ Hand-Scraped, Wide Plank Walnut Hardwood Floors➤ Pantry
Breakfast Area	2.36 x 1.71m	7'7" x 5'6"	<ul style="list-style-type: none">➤ Hand-Scraped, Wide Plank Walnut Hardwood Floors➤ Walk-Out to Balcony
Master Bedroom	5.82 x 3.08m	19'11" x 10'10"	<ul style="list-style-type: none">➤ Enlarged His and Hers Closets➤ Crown Mouldings➤ Broadloom
Master Ensuite			<ul style="list-style-type: none">➤ 3-Piece➤ Renovated (2012)➤ Walk-in Rain Shower, Linen Closet➤ Built-in Shelves, Marble Floors
Second Bedroom	5.09 x 2.71m	16'7" x 8'9"	<ul style="list-style-type: none">➤ Hand-Scraped, Wide Plank Walnut Hardwood Floors
Main Washroom			<ul style="list-style-type: none">➤ 4-Piece➤ Renovated (2012)
Laundry Room	2.78 x 1.58m	9'1" x 5'2"	<ul style="list-style-type: none">➤ Built-In Shelves➤ Side by Side Washer and Dryer

Additional Highlights

Inclusions	<ul style="list-style-type: none">➤ LG Stainless Steel 25 Cu.Ft. Refrigerator➤ Electrolux Stove➤ Miele Dishwasher➤ Samsung Washer➤ Samsung Dryer➤ TVs and Brackets in the Kitchen and Master Bedroom➤ Closet Organizers➤ Electric Light Fixtures➤ Window Coverings➤ Broadloom Where Laid
Exclusions	<ul style="list-style-type: none">➤ Samsung TV in Living Room
Maintenance Fees	<ul style="list-style-type: none">➤ \$1,400.87 per Month➤ Includes: Heat, Water, Hydro, Central Air Conditioning, Common Elements, Building Insurance and Parking
Legal Description	<ul style="list-style-type: none">➤ MTCP 744➤ Level 12, Unit 3
Taxes	<ul style="list-style-type: none">➤ \$3,210.64 per Annum (2017)
Exposure	<ul style="list-style-type: none">➤ South-West
Parking	<ul style="list-style-type: none">➤ One Owned Underground Parking Space➤ Known As Level B, Unit #53
Locker	<ul style="list-style-type: none">➤ One Owned Out-of-Suite Locker➤ Known As Level B, Unit #96
Upgrades	<ul style="list-style-type: none">➤ Freshly Painted➤ New Hand Scraped, Wide Plank Walnut Hardwood Floors Throughout➤ Renovated Kitchen and Washroom (2012)➤ Solid Doors Throughout➤ Crown Mouldings➤ New Flooring in Bathrooms and Laundry Room➤ Balconies and Parking Garage Recently Re-Done
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ Gym➤ Sauna➤ Media Room➤ Party Room with Kitchenette➤ Roof-Top Garden➤ Visitor Parking
Possession	<ul style="list-style-type: none">➤ 30 Days or To Be Arranged

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.