

393 King St. E. #301

The Derby Lofts

Main Floor

Foyer	2.78 x 2.17m	9'10" x 7'10"	<ul style="list-style-type: none">➤ Closet➤ Polished Concrete Floors➤ Key Drop Zone with Storage, Mirror, Lighting, Marble Counter-Top and in Wall USB Charging Station
Living Room	4.69 x 3.11m	15'4" x 10'2"	<ul style="list-style-type: none">➤ Large Windows with Panoramic and Unobstructed City Views to Lake➤ Custom Window Coverings➤ Custom Designer LED Lighting➤ 16'3' Soaring Ceilings
Kitchen	3.29 x 3.14m	10'8" x 10'3"	<ul style="list-style-type: none">➤ Brass Details and Open Shelving➤ Appliance Garage➤ Bianco Carrara Marble Countertops➤ Polished Concrete Floors➤ Custom Designer LED Lighting
Den	4.11 x 3.96m	13'5" x 13'	<ul style="list-style-type: none">➤ Wood-Burning Fireplace with Nero Marquina Marble Surround and Built-in Wood Storage➤ Polished Concrete Floors➤ Custom Designer LED Lighting➤ 16'3" Soaring Ceilings➤ Combined with Dining Area
Dining Room	4.11 x 3.96m	13'5" x 13'	<ul style="list-style-type: none">➤ Large Windows with Panoramic and Unobstructed City Views to Lake➤ Custom Window Coverings➤ Custom Designer LED Lighting➤ 16'3' Soaring Ceilings
Powder Room	2.16 x 1.77m	7'10" x 5'8"	<ul style="list-style-type: none">➤ 2-Piece➤ Kohler Faucet and Sink, Duravit Toilet➤ Bianco Carrara Marble Counter-Top

Second Floor

Master Bedroom	3.90 x 3.14m	12'8" x 10'3"	<ul style="list-style-type: none">➤ Floating Open Stringer Staircase to 2nd Floor➤ Custom Built-in Mirrored Closet with Integrated Storage➤ Custom Window Coverings➤ Floor-to-Ceiling Glass Wall Overlooking Main Floor➤ Polished Concrete Floors
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Second Bedroom	3.90 x 3.14m	12'8" x 10'3"	<ul style="list-style-type: none"> ➤ Custom Built-in Closet ➤ Custom Window Coverings ➤ Floor-to-Ceiling Glass Wall Overlooking Main Floor ➤ Polished Concrete Floors
Main Washroom	2.71 x 1.52m	8'9" x 5'8"	<ul style="list-style-type: none"> ➤ 4-Piece ➤ Glass Shower Screen with Extra Deep Tub ➤ Kohler Faucet and Sink, Duravit Toilet ➤ Bianco Carrara Marble Counter-Top

Additional Highlights

Legal Description	<ul style="list-style-type: none"> ➤ MTCC 900 ➤ Level 3, Unit 1
Maintenance Fee	<ul style="list-style-type: none"> ➤ \$676.99 per Month ➤ Includes: Water, Building Insurance, Common Elements and Parking
Taxes	<ul style="list-style-type: none"> ➤ \$3,247.24 per Annum (2016)
Heating/Cooling	<ul style="list-style-type: none"> ➤ Electric Heat Pump ➤ Central Air Conditioning ➤ Nest Home Thermostat
Parking	<ul style="list-style-type: none"> ➤ 1 Owned Underground Parking Space ➤ Known As A#12
Inclusions	<ul style="list-style-type: none"> ➤ Blomberg Refrigerator ➤ Whirlpool Stove ➤ Whirlpool Microwave ➤ Blomberg Dishwasher ➤ LG Stacked Washer and Dryer ➤ Electric Light Fixtures ➤ Ceiling Fan ➤ Window Coverings ➤ Hot Water Tank (Owned)
Exclusions	<ul style="list-style-type: none"> ➤ Red Fire Alarm Bell ➤ Maple Table and Shelves ➤ 2 Samsung TVs ➤ Tall Artwork

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.