

**21 Burkebrook Place #319**  
**Kilgour Estates**

Foyer	3.54 x 1.53m	11'6" x 5'	<ul style="list-style-type: none"> <li>➤ Closet</li> <li>➤ Marble Floor</li> <li>➤ Coffered Ceiling</li> <li>➤ Ensuite Laundry</li> </ul>
Living Room	7.53 x 3.96m	24'7" x 13'	<ul style="list-style-type: none"> <li>➤ Combined w/Dining Area</li> <li>➤ Hardwood Floors (2016)</li> <li>➤ Coffered Ceiling</li> <li>➤ Pot Lights</li> <li>➤ Vertical Blinds</li> <li>➤ Walk-Out to Large Balcony</li> </ul>
Dining Room	7.53 x 3.96m	24'7" x 13'	<ul style="list-style-type: none"> <li>➤ Combined w/Living Area</li> <li>➤ Hardwood Floors (2016)</li> <li>➤ Coffered Ceiling</li> <li>➤ Pot Lights</li> <li>➤ Vertical Blinds</li> </ul>
Kitchen	2.67 x 2.67m	8'8" x 8'8"	<ul style="list-style-type: none"> <li>➤ Breakfast Bar with Granite Counter</li> <li>➤ Marble Floor</li> <li>➤ Stainless Steel Appliances</li> </ul>
Master Bedroom	4.02 x 3.44m	13'2" x 11'3"	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Hardwood Floors (2016)</li> <li>➤ Ceiling Fan</li> <li>➤ Luminette Blinds</li> </ul>
Master Ensuite			<ul style="list-style-type: none"> <li>➤ 3-Piece</li> </ul>
2 <sup>nd</sup> Bedroom	3.20 x 3.05m	10'5" x 10'	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Hardwood Floors (2016)</li> <li>➤ Luminette Blinds</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>➤ 4-Piece</li> </ul>
Balcony	6.71 x 2.29	22' x 7'5"	<ul style="list-style-type: none"> <li>➤ Direct Gas Hook-Up</li> </ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>➤ Frigidaire Stainless Steel Refrigerator</li><li>➤ Frigidaire Stainless Steel Stove (2017)</li><li>➤ Frigidaire Stainless Steel Microwave</li><li>➤ Bosch Stainless Steel Dishwasher (2016)</li><li>➤ Kenmore Stacked Washer and Dryer (2016)</li><li>➤ Window Coverings and Blinds</li><li>➤ Electric Light Fixtures</li><li>➤ Central Vacuum and Related Attachments</li><li>➤ Closet Organizers</li></ul>
Exclusions	<ul style="list-style-type: none"><li>➤ Attached Shelving Unit by Breakfast Bar</li></ul>
Legal Description	<ul style="list-style-type: none"><li>➤ TSCP 1957</li><li>➤ Level 3, Unit 19</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>➤ \$698.46 per Month</li><li>➤ Includes: heat, water, central air conditioning, common elements, building insurance and parking</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>➤ Heat Pump Electrical</li><li>➤ Central Air Conditioning</li></ul>
Parking	<ul style="list-style-type: none"><li>➤ 1 Owned Underground Parking Space</li><li>➤ Legal Level B, Legal Unit 230</li><li>➤ Known as #B336</li></ul>
Locker	<ul style="list-style-type: none"><li>➤ 1 Owned Out of Suite Locker</li><li>➤ Legal Level B, Legal Unit 271</li><li>➤ Known as #B114</li></ul>
Taxes	<ul style="list-style-type: none"><li>➤ \$4,221.31 per Annum (2017)</li></ul>
Possession	<ul style="list-style-type: none"><li>➤ 60-90 Days or To Be Arranged</li></ul>
Amenities	<ul style="list-style-type: none"><li>➤ 24 Hr. Concierge</li><li>➤ Exercise Room</li><li>➤ Indoor Pool</li><li>➤ Whirlpool</li><li>➤ 2 Separate Steam Rooms</li><li>➤ Library</li><li>➤ Billiard Room</li><li>➤ Theatre Room</li><li>➤ Party Room with Bar and Kitchen, Walk-Out BBQ Area</li><li>➤ Meeting Room (can be combined with Party Room)</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.