

Welcome to  
**278 Bloor St.E. #707**  
 Rosedale Glen

Foyer	4.05 x 3.50m	13'3"x 11'5"	<ul style="list-style-type: none"> <li>➤ Double Closet with California Closet Organizers</li> <li>➤ Parquet Floors</li> <li>➤ Built-in Bookcase</li> </ul>
Living Room	7.59 x 3.90m	24'9"x 12'8"	<ul style="list-style-type: none"> <li>➤ Formal</li> <li>➤ Ceiling Mouldings</li> <li>➤ Parquet Floors</li> <li>➤ Walk-Out to Balcony with Ravine Views</li> </ul>
Dining Room	4.11 x 3.54m	13'5" x 11'6"	<ul style="list-style-type: none"> <li>➤ Separate</li> <li>➤ Ceiling Mouldings</li> <li>➤ Parquet Floors</li> <li>➤ Built-in Bookcases</li> </ul>
Kitchen	3.78 x 2.16m	12'4" x 7'10"	<ul style="list-style-type: none"> <li>➤ Fluorescent Lighting</li> <li>➤ Laminate Floor</li> <li>➤ Pantry</li> </ul>
Breakfast Area	2.53 x 2.44m	8'3" x 8'	<ul style="list-style-type: none"> <li>➤ Laminate Floor</li> <li>➤ Window Overlooks Ravine</li> <li>➤ Combined with Kitchen</li> </ul>
Den	3.54 x 3.08m	11'6" x 10'1"	<ul style="list-style-type: none"> <li>➤ Parquet Floors</li> <li>➤ Ceiling Mouldings</li> <li>➤ Built-in Bookcase</li> <li>➤ Picture Window Overlooking the Ravine</li> </ul>
Master Bedroom	4.85 x 3.90m	15'9" x 12'8"	<ul style="list-style-type: none"> <li>➤ Walk-in Closet with California Closet Organizers</li> <li>➤ Shutters (2014)</li> <li>➤ Ceiling Mouldings</li> <li>➤ Broadloom</li> </ul>
Master Ensuite			<ul style="list-style-type: none"> <li>➤ 4-Piece</li> <li>➤ with Toto Toilet (2017)</li> </ul>

Second Bedroom	3.44 x 3.17m	11'3" x 10'4"	<ul style="list-style-type: none"> <li>➤ Double Closet with California Closet Organizers</li> <li>➤ Shutters</li> <li>➤ Ceiling Mouldings</li> <li>➤ Custom Made Murphy Bed/Desk and Wall Unit</li> <li>➤ Broadloom</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>➤ 4-Piece</li> <li>➤ Shower Door, Vanity, Tub Refinished and Toilet (2014)</li> </ul>

### **Additional Information**

Inclusions	<ul style="list-style-type: none"> <li>➤ Fisher Paykel Stainless Steel Refrigerator (July 2015)</li> <li>➤ Frigidaire Stove</li> <li>➤ Bosch Dishwasher (Sept. 2017)</li> <li>➤ Panasonic Microwave (Sept. 2017)</li> <li>➤ Electrolux Full Size Stacked Washer &amp; Dryer (Jan 2017)</li> <li>➤ All Window Coverings &amp; Shutters (2014/2015)</li> <li>➤ Broadloom Where Laid</li> <li>➤ Electric Light Fixtures</li> <li>➤ Murphy Bed/Desk and Wall Unit</li> <li>➤ Custom California Closet Organizers (2014)</li> <li>➤ Ceiling Mouldings</li> <li>➤ Many Areas Recently Freshly Painted</li> <li>➤ Planters</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>➤ MTCC 614</li> <li>➤ Level 7, Unit 7</li> </ul>
Maintenance Fee	<ul style="list-style-type: none"> <li>➤ \$1,173.00 per Month</li> <li>➤ Includes: heat, water, basic cable t.v., central air conditioning, common elements, building insurance and parking</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>➤ Exclusive Use of 1 Underground Parking Space</li> <li>➤ Legal Level B, Legal Unit 9</li> </ul>

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| Locker     | <ul style="list-style-type: none"><li>➤ Exclusive Use of 1 Out of Suite Locker</li><li>➤ Legal Level B, Legal Unit 4</li><li>➤ Known as S07L07</li></ul>   |
| Taxes      | <ul style="list-style-type: none"><li>➤ \$5520.87 per Annum (2017)</li></ul>   |
| Possession | <ul style="list-style-type: none"><li>➤ Immediate or To Be Arranged</li></ul>  |
| Amenities  | <ul style="list-style-type: none"><li>➤ 24 Hr. Concierge</li><li>➤ Gym</li><li>➤ Indoor Pool</li><li>➤ Sauna</li><li>➤ Party Room with Kitchen</li><li>➤ Bike Storage</li><li>➤ Car Wash</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.