

Welcome to
RIO III
195 Merton Street #601

Foyer			<ul style="list-style-type: none">➤ Tile Floor➤ Ensuite Laundry/Storage
Living Room	5.15 x 3.44m	16'9" x 11'3"	<ul style="list-style-type: none">➤ Open Concept➤ Parquet Floors➤ Walk-Out to L-Shaped Balcony with Treed Views
Dining Room	5.15 x 3.44m	16'9" x 11'3"	<ul style="list-style-type: none">➤ Combined with Living Room➤ Parquet Floors
Kitchen	2.55 x 2.45m	8'3" x 8'	<ul style="list-style-type: none">➤ Stainless Steel Appliances➤ Tile Floor➤ Breakfast Bar
Master Bedroom	3.38 x 2.56m	11'1" x 8'4"	<ul style="list-style-type: none">➤ Closet➤ Parquet Floors
Washroom			<ul style="list-style-type: none">➤ 4-Piece

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Frigidaire Stainless Steel Refrigerator➤ Frigidaire Stainless Steel Stove➤ Frigidaire Stainless Steel Dishwasher➤ Exhaust Fan➤ LG Stacked Washer and Dryer➤ Window Coverings➤ Electric Light Fixtures➤ Wall Unit (Negotiable)➤ Murphy Bed/Convertible to Desk (Negotiable)
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Exclusions	➤ Key Storage Cabinet on Wall in Foyer
Maintenance Fees	➤ \$481.47 per Month ➤ Includes: Heat, Hydro, Water, CAC, Common Elements, Building Insurance and Parking
Taxes	➤ \$2037.87 per Annum (2017)
Legal Description	➤ TSCC 1597, Level 5, Unit 1
Parking/Locker	➤ One Underground Parking Space Known as Level A, Unit 7 ➤ One Out-of-Suite Locker Known as Level A, Unit 83
Heating/Cooling Systems	➤ Forced Air Gas ➤ Central Air Conditioning
Pet Policy	➤ 2 Pets/No Weight Restriction
Possession	➤ April 18, 2018 or To Be Arranged
Building Amenities	➤ 24 Hr. Concierge ➤ Exercise Room ➤ Renovated Party/Games Room ➤ Jacuzzi ➤ Sauna ➤ Meeting/Library Room ➤ Visitor Parking

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.