

The Avenue

155 St. Clair Avenue West #1102

Foyer	2.19 x 2.13m	7'2" x 7'	<ul style="list-style-type: none"> ➤ Closet ➤ 9' Trey Ceiling ➤ Marble and Granite Floor
Living Room	5.43 x 4.21m	17'8" x 13'8"	<ul style="list-style-type: none"> ➤ Gas Fireplace ➤ 9' Trey Ceiling ➤ Hardwood Floor ➤ Wainscoting ➤ South Unobstructed Views ➤ Walk-Out to Balcony
Dining Room	3.47 x 2.44m	11'4" x 8'	<ul style="list-style-type: none"> ➤ Separate ➤ Mirrored Wall ➤ 9' Trey Ceiling ➤ Hardwood Floors ➤ Wainscoting ➤ Pot Lights ➤ Wall Could Be Opened to Living Room
Kitchen	3.10 x 2.68m	10'2" x 8'8"	<ul style="list-style-type: none"> ➤ Ample White Cabinetry ➤ Marble Counter-Tops and Backsplash ➤ Trey Ceiling ➤ Pot Lights ➤ Under Counter Lighting ➤ Hardwood Floors
Breakfast Area	3.99 x 2.47m	13'1" x 8'10"	<ul style="list-style-type: none"> ➤ Window ➤ Hardwood Floors
Den/Family Room	4.75 x 3.05	15'6" x 10'	<ul style="list-style-type: none"> ➤ Hardwood Floors ➤ 9' Trey Ceiling ➤ Wainscoting ➤ Walk-Out to Balcony ➤ South and East Views to Lake
Master Bedroom	4.51 x 4.36m	14'8" 14'3"	<ul style="list-style-type: none"> ➤ Walk-in Closet with Custom Organizers ➤ 9' Trey Ceiling ➤ Hardwood Floors ➤ Unobstructed South Views to Lake
Master Ensuite Bath			<ul style="list-style-type: none"> ➤ 5-Piece with Heated Floors
Second Bedroom	3.99 x 3.05m	13'1" x 10'	<ul style="list-style-type: none"> ➤ Built-in Wall Unit ➤ Double Closet ➤ 9' Trey Ceiling ➤ Hardwood Floors ➤ East Views
Main Washroom			<ul style="list-style-type: none"> ➤ 3-Piece

Laundry Room

Additional Information

Inclusions

- SubZero Refrigerator
- Wolf Gas Stove
- Wolf Oven
- Wolf Microwave
- Miele Dishwasher
- Exhaust
- Frigidaire Stacked Washer and Dryer
- Window Coverings
- Electric Light Fixtures Except Where Excluded
- Central Vacuum System and Attachments
- Humidifier
- Built-in Wall Unit in 2nd Bedroom

Exclusions

- Dining Room Fixture
- Kitchen Fixture
- Den Fixture
- LG TV

Legal Description

- TSCC 2146
- Level 11, Unit 2

Taxes

- \$10,504.91 per annum (2017)

Maintenance Fee

- \$2,129.53 per month
- Includes: heat, water, building insurance, common elements, 2 parking and locker

Parking

- 2 Owned Underground Parking Spaces
- Level C Unit 1 and Unit 2

Locker

- 1 Owned Out-Of-Suite Locker
- Level D, Unit 51
- Private Locked Room - Approx. 8' x 10'

Pet Policy

- One Dog or One Cat; No Weight Restriction

Possession

- End of August or To Be Arranged

Building Amenities

- 24 Hr. Concierge with Valet Parking Service
- Event Rooms Serviced By Catering Kitchen
- Indoor Pool, Whirlpool and Sauna
- Yoga Studio
- Fitness Room
- 2 Guest Suites

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


Elli Davis
Sales Representative