

38 Avoca Avenue #1403

Avoca Vale

Foyer	12' x 5'	3.66 x 1.52m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Tile Floor
Powder Room			<ul style="list-style-type: none"> ➤ 2-Piece
Living Room	22' x 21'9"	6.71 x 6.67m	<ul style="list-style-type: none"> ➤ Gas Fireplace ➤ Hardwood Floors ➤ South-East Corner Views ➤ Walk-Out to Balcony
Dining Room	10'6" x 10'6"	3.23 x 3.23m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Hardwood Floors ➤ Picture Window
Kitchen	9' x 7'9"	2.74 x 2.41m	<ul style="list-style-type: none"> ➤ Pass-Through ➤ Granite Counter-Top ➤ Tile Floor
Breakfast Area	9' x 7'9"	2.74 x 2.41m	<ul style="list-style-type: none"> ➤ Tile Floor ➤ South, East and West Views
Master Bedroom	15' x 11'	4.57 x 3.35m	<ul style="list-style-type: none"> ➤ Two Walk-in Closets ➤ Broadloom ➤ East Views
Master Ensuite Bath			<ul style="list-style-type: none"> ➤ 5-Piece w/ Double Sinks, Tub and Shower Stall
Second Bedroom	12'8" x 9'	3.90 x 2.74m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Built-In Murphy Bed ➤ Broadloom ➤ South Views
Second Bedroom Ensuite Bath			<ul style="list-style-type: none"> ➤ 4-Piece
Ensuite Laundry			<ul style="list-style-type: none"> ➤ Stacked Washer and Dryer ➤ Tile Floor
Balcony	10'2" x 6'2"	3.11 x 1.89m	<ul style="list-style-type: none"> ➤ South and East Views

Additional Information

Inclusions	<ul style="list-style-type: none">➤ GE Refrigerator➤ GE Stove➤ Maytag Dishwasher➤ Exhaust Fan➤ Stacked Washer and Dryer➤ Window Coverings➤ Electric Light Fixtures➤ Broadloom Where Laid➤ Built-In Murphy Bed
Maintenance Fees	<ul style="list-style-type: none">➤ \$1,474.21 per Month➤ Includes: Heat, Water, Hydro, Central Air Conditioning, Cable T.V., Common Elements, Building Insurance and Parking
Legal Description	<ul style="list-style-type: none">➤ MTCC 1190➤ Level 13, Unit 2
Taxes	<ul style="list-style-type: none">➤ \$6,720.47 per Annum (2018)
Exposure	<ul style="list-style-type: none">➤ South-East
Parking	<ul style="list-style-type: none">➤ One Owned Underground Parking Space➤ Known As Level B, Unit #002
Locker	<ul style="list-style-type: none">➤ Use of One Exclusive Out-of-Suite Locker➤ Known As Level P1, Unit #20
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ Gym➤ Library➤ Party Room➤ Outdoor Courtyard with BBQ➤ Visitor Parking
Possession	<ul style="list-style-type: none">➤ 30 Days or To Be Arranged



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.