

Welcome To

71 Front St. E. #710

Market Galleria Lofts

Living Room	16' x 16'	4.88 x 4.88m	<ul style="list-style-type: none">• Open Concept• Parquet Floors• Floor-to-Ceiling Windows• Overlooks 9-Storey Atrium Garden
Dining Room	10' x 9'	3.05 x 2.74m	<ul style="list-style-type: none">• Combined with Living Room• Parquet Floors
Kitchen	12' x 9'	3.66 x 2.74m	<ul style="list-style-type: none">• Granite Counter-Tops• Tile Backsplash• Tile Floor• Euro-Style Cabinetry• Fluorescent Lighting• Breakfast Bar
Master Bedroom	16' x 11'	4.88 x 3.35m	<ul style="list-style-type: none">• Closet with Mirrored Doors• Ceiling Fan• Parquet Floors
Washroom			<ul style="list-style-type: none">• 4-Piece
Ensuite Laundry			<ul style="list-style-type: none">• Stacked Washer and Dryer• Sink

Additional Information

Inclusions	<ul style="list-style-type: none">• Whirlpool Gold Stainless Steel Refrigerator• Whirlpool Stainless Steel Stove• Whirlpool Stainless Steel Dishwasher• Whirlpool Stainless Steel Microwave• Whirlpool Stacked Washer and Dryer• Electric Light Fixtures
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Legal Description	<ul style="list-style-type: none"> • MTCC 731 • Level 7, Unit 5
Maintenance Fee	<ul style="list-style-type: none"> • \$828.18 per month • Includes: water, common elements, building insurance & parking
Property Taxes	<ul style="list-style-type: none"> • \$2,025.68 per annum (2019)
Parking	<ul style="list-style-type: none"> • One Deeded Underground Parking Space Known as Level B/Unit 7
Heating/Cooling	<ul style="list-style-type: none"> • Electric Heat Pump • Central Air Conditioning • Updated Carrier Heating/Cooling Heat Pump
Possession	<ul style="list-style-type: none"> • Immediate or To Be Arranged
Amenities	<ul style="list-style-type: none"> • Exercise Room on the 4th Floor • Sauna on the 4th Floor • Recreation Room on the 4th Floor • Roof-Top Deck and Garden • One Guest Suite on the Ground Floor • Visitor Parking • Live-In Superintendent

Design

- This building was designed by Raymond Moriyama – who also designed the Main Reference library in the city. His firm has received several Governor General's Medals in Architecture - Canada's highest architectural honour. The hallways in the building and the 9-storey atrium have an air exchanger that bring the outside air into the building and when the suite windows are opened this is fresh air without the city dust. The suite heat pump (brand new in 2017) cools or heats depending on the season.



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