

Welcome To  
**336 Spadina Road #1003**

Foyer			<ul style="list-style-type: none"><li>• Closet</li><li>• 9 Ft. Ceilings</li><li>• Hardwood Floors</li></ul>
Living Room	15'10" x 15' 6"	4.87 x 4.75m	<ul style="list-style-type: none"><li>• Gas Fireplace with Marble Surround</li><li>• 9 Ft. Ceilings</li><li>• Hardwood Floors</li><li>• Open Concept</li><li>• Walk-Out to Large Balcony w/South-West Views</li></ul>
Dining Room	9'10" x 9'10"	3.04 x 3.04m	<ul style="list-style-type: none"><li>• Combined w/Living Area</li><li>• 9 Ft. Ceilings</li><li>• Opens to Juliette Balcony</li><li>• Hardwood Floors</li></ul>
Kitchen	9'8" x 7'10"	2.98 x 2.43m	<ul style="list-style-type: none"><li>• Breakfast Bar</li><li>• Light Grey Cabinetry</li><li>• Integrated Appliances</li><li>• Marble Backsplash</li><li>• Granite Counter-Tops</li><li>• 9 Ft. Ceilings</li><li>• Tile Floors</li><li>• Track Lighting and Pot Lights</li><li>• Under Counter Lighting</li><li>• Overlooks Living and Dining Areas</li></ul>
Master Bedroom	12'8" x 9'10"	3.90 x 3.04m	<ul style="list-style-type: none"><li>• Walk-In Closet</li><li>• 9 Ft. Ceilings</li><li>• Hardwood Floors</li><li>• Walk-Out to Balcony with Ravine Views</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>• 4-Piece with Shower Enclosure</li></ul>
Second Bedroom	11'8" x 10'1"	3.59 x 3.07m	<ul style="list-style-type: none"><li>• Closet</li><li>• 9 Ft. Ceilings</li><li>• Hardwood Floors</li><li>• Opens to Juliette Balcony with Ravine Views</li></ul>
Main Washroom			<ul style="list-style-type: none"><li>• 3-Piece with Shower Stall</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>• Subzero Refrigerator</li><li>• Wolf Gas Stove</li><li>• Miele Dishwasher</li><li>• Faber Exhaust Fan</li><li>• Frigidaire Affinity Stacked Washer and Dryer</li><li>• Window Coverings</li><li>• Electric Light Fixtures</li><li>• Hyundai Wacortec Water Softener in both showers</li><li>• Water Filter on Kitchen Tap</li></ul>
Legal Description	<ul style="list-style-type: none"><li>• TSCC 2195</li><li>• Level 10, Unit 3</li></ul>
Maintenance	<ul style="list-style-type: none"><li>• \$1,239.93 per month</li><li>• Includes: heat, water, common elements, building insurance and parking</li></ul>
Taxes	<ul style="list-style-type: none"><li>• \$5,763.47 per annum (2019)</li></ul>
Parking	<ul style="list-style-type: none"><li>• One Underground Parking Space Known As Level C/Unit 40</li><li>• One Underground Parking Space Known As Level C/Unit 41</li></ul>
Locker	<ul style="list-style-type: none"><li>• One Out-of-Suite Storage Locker Known As Level C/Unit 56</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>• Forced Air Gas Heating</li><li>• Central Air Conditioning</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>• Spa and Fitness Room</li><li>• Private Dining Room</li><li>• Party Lounge</li><li>• Catering Size Kitchen</li><li>• Guest Suite</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