

Welcome To

19 Lower Village Gate

Suite #202

Foyer	11' x 8' 3.35 x 2.44m	<ul style="list-style-type: none">➤ Closet➤ Light Stained Parquet Floors
Living Room	24' x 20' 7.32 x 6.10m	<ul style="list-style-type: none">➤ Floor to Ceiling Windows➤ Formal Room➤ Light Stained Parquet Floors➤ Built-In Wall Unit➤ South Exposure
Dining Room	15' x 11' 4.57 x 3.35m	<ul style="list-style-type: none">➤ Separate➤ Wainscoting➤ Light Stained Parquet Floors➤ Walk-Out to Balcony
Kitchen	13' x 13' 3.96 x 3.96m	<ul style="list-style-type: none">➤ Eat-In➤ Linoleum Tile Floor
Breakfast Area	12' x 9' 3.66 x 2.74m	<ul style="list-style-type: none">➤ Combined with Kitchen➤ Centre Island➤ Linoleum Tile Floor➤ Window with South Exposure
Master Bedroom	22' x 13' 6.71 x 3.96m	<ul style="list-style-type: none">➤ Walk-in Closet with Organizers➤ Built-In Mirrored Closet➤ Broadloom➤ South Exposure
Master Ensuite Washroom		<ul style="list-style-type: none">➤ 3-Piece
Second Bedroom	14' x 12' 4.27 x 3.66m	<ul style="list-style-type: none">➤ Double Closet➤ Broadloom➤ South Exposure
Main Washroom		<ul style="list-style-type: none">➤ 4-Piece➤ Renovated in 2015 (approx.)
Balcony	13' x 9' 3.96 x 2.74m	<ul style="list-style-type: none">➤ Two Walk-Outs➤ South and West Exposures

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Ace Refrigerator➤ Frigidaire Freezer➤ GE Stove➤ Whirlpool Dishwasher➤ Beaumark Washer➤ Hotpoint Dryer➤ Electric Light Fixtures➤ Window Coverings➤ Broadloom Where Laid
Exclusions	<ul style="list-style-type: none">➤ Foyer Table
Legal Description	<ul style="list-style-type: none">➤ MTCC 769, Level 2, Unit 2
Maintenance Fee	<ul style="list-style-type: none">➤ \$1,894.24 Per Month➤ Includes: Water, Heat, Hydro, Cable TV, Central Air. Building Insurance, Common Elements and Parking
Taxes	<ul style="list-style-type: none">➤ \$6,215.32 Per Annum (2019)
Parking	<ul style="list-style-type: none">➤ 2 Owned Underground Parking Space➤ Known as B#54 and B#55
Locker	<ul style="list-style-type: none">➤ One Out-of Suite Locker➤ Known as A#121
Possession	<ul style="list-style-type: none">➤ 30-60 Days or To Be Arranged
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Gatehouse➤ Exercise Room➤ Party/Meeting Room➤ Recreation Room➤ Outdoor Pool➤ 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.