

Welcome To

35 Merton Street #301

Foyer	7'10" x 4'6" 2.16 x 1.40m	<ul style="list-style-type: none">➤ Double Closet➤ Stone Tile Floor
Living Room	20'7" x 17'2" 6.31 x 5.24m	<ul style="list-style-type: none">➤ Gas Fireplace➤ Engineered Hardwood Floors➤ Floor-to-Ceiling Windows with Shutters➤ Walk-Out to Balcony with South Treed Views
Dining Room	20'7" x 17'2" 6.31 x 5.24m	<ul style="list-style-type: none">➤ Combined with Living Room➤ Engineered Hardwood Floors
Kitchen	11'5" x 11'3" 3.51 x 3.51 m	<ul style="list-style-type: none">➤ Open Concept➤ Grey Cabinetry➤ Grey Tile Floor➤ Mini Glass Tile Backsplash➤ Quartz Counter-Tops➤ Under Counter Lighting➤ Pantry Plus Storage Cupboard➤ Walk-Out to Balcony
Master Bedroom	14'7" x 9'11" 4.48 x 2.78m	<ul style="list-style-type: none">➤ Walk-In Closet with Organizers➤ Engineered Hardwood Floors➤ Shutters➤ Double Exposure – South and West
Master Ensuite Bath		<ul style="list-style-type: none">➤ 3-Piece➤ Quartz Counter-Top➤ Toto Toilet➤ Tile Floor
Second Bedroom	10'4" x 9'9" 3.17 x 3.02m	<ul style="list-style-type: none">➤ Pocket Door with Frosted Glass➤ Wall-to-Wall Built-In Closet➤ Engineered Hardwood Floors➤ Shutters➤ South Exposure
Main Washroom		<ul style="list-style-type: none">➤ 4-Piece➤ Deep Tub➤ Quartz Counter-Top
Ensuite Laundry		<ul style="list-style-type: none">➤ Stacked Washer and Dryer

Additional Information

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| Inclusions | <ul style="list-style-type: none">➤ Fisher Paykel Stainless Steel Refrigerator➤ Frigidaire Stainless Steel Stove➤ Panasonic Stainless Steel Microwave➤ Miele Stainless Steel Dishwasher➤ LG Stacked Washer and Dryer➤ Window Coverings➤ Electric Light Fixtures➤ TV Brackets |
| Exclusions | <ul style="list-style-type: none">➤ TV |
| Maintenance Fees | <ul style="list-style-type: none">➤ \$1089.30 per Month➤ Includes: Heat, Water, Hydro, Central Air Conditioning, Building Insurance, Common Expenses and Parking |
| Legal Description | <ul style="list-style-type: none">➤ MTCP 1311➤ Level 3, Unit 1 |
| Taxes | <ul style="list-style-type: none">➤ \$3,312.08 per Annum (2019) |
| Parking | <ul style="list-style-type: none">➤ One Owned Underground Parking Space➤ Level A, Unit 3 and Known as P3-A |
| Locker | <ul style="list-style-type: none">➤ One Owned Out-of-Suite Storage Locker➤ Level A, Unit 95 and Known as L95-A |
| Possession | <ul style="list-style-type: none">➤ 30-60 Days or To Be Arranged |
| Pet Policy | <ul style="list-style-type: none">➤ No Pets Allowed |
| Amenities | <ul style="list-style-type: none">➤ 24 Hr. Concierge➤ Exercise Room➤ Party/Meeting Room - Renovated➤ Sauna➤ Whirlpool➤ 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.