

Welcome To
260 Heath Street West #903

Foyer & Hallway			<ul style="list-style-type: none">• 2 Double Closets• Single Closet• Ensuite Laundry
Living Room	17'9" x 13'1"	5.46 x 3.99m	<ul style="list-style-type: none">• Open Concept• Parquet Floors• Walk-Out to Balcony with Stunning South-West Views
Dining Room	17'9" x 10'3"	5.46 x 3.14m	<ul style="list-style-type: none">• Combined with Living Room• Parquet Floors
Kitchen	15'9" x 15'	4.85 x 4.57m	<ul style="list-style-type: none">• Eat-In Area• Pass Through• Tile Floor• Pantry
Master Bedroom	18'1" x 10'8"	5.52 x 3.29m	<ul style="list-style-type: none">• His & Hers Closets• Broadloom• South Views
Master Ensuite			<ul style="list-style-type: none">• 4-Piece
Second Bedroom	14'9" x 9'6"	4.54 x 2.93m	<ul style="list-style-type: none">• Double Closet• Broadloom• South Views
Main Bathroom			<ul style="list-style-type: none">• 4-Piece
Office/ Third Bedroom	12'10" x 10'11"	3.69 x 3.08m	<ul style="list-style-type: none">• Parquet Floors• Window with West Views• Built-In Bookshelves• Closet
Balcony			<ul style="list-style-type: none">• Stunning Clear South and West Views

Additional Information

Inclusions	<ul style="list-style-type: none">• Whirlpool Refrigerator• GE Stove• Frigidaire Dishwasher• Inglis Stacked Washer and Dryer• Window Coverings• Electric Light Fixtures• Broadloom Where Laid
Maintenance Fee	<ul style="list-style-type: none">• \$1,663.73 per month• Includes: heat, hydro, central air conditioning, water, Rogers high speed internet, modum, PVR and premium cable TV (sports channels, Crave TV and several movie stations), common elements, building insurance and parking
Legal Description	<ul style="list-style-type: none">• MTCC 563• Level 9, Unit 3
Parking/Locker	<ul style="list-style-type: none">• 1 Owned + 1 Exclusive Use Underground Parking Space• Known as Level A #16 and Level B #130• 1 Exclusive Use Out-of-Suite Locker• Known as P2-A-903
Heating/Cooling	<ul style="list-style-type: none">• Forced Air Electric Heating• Central Air Conditioning
Property Taxes	<ul style="list-style-type: none">• \$4,695.68 per annum (2020)
Pet Policy	<ul style="list-style-type: none">• 1 Dog/No Weight Restriction
Possession	<ul style="list-style-type: none">• 90 - 120 Days or To Be Arranged
Amenities/ Building Features	<ul style="list-style-type: none">• Concierge• Exercise Room• Outdoor Pool• Sauna• Meeting Room/Party Room• Visitor Parking

Building Upgrades

- Windows: All 59" high windows are being replaced
**Excluding Sliding Glass Doors*
- Hallways: wallpaper not being replaced until 2022
 - New solution dyed environmentally friendly carpet being installed Q1 2020.
- Ceilings, trim, baseboards, all exit doors are being painted.
- P1 and P2 lobbies will be painted and new ceilings installed
**All of this is budgeted for and comes out of the reserve.*

For More Information, Please Contact:



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