

Welcome To
25 Lower Simcoe Street #801
"Infinity IV"

Foyer			<ul style="list-style-type: none">• Double Closet• Tile Floor
Living Room	14' x 12'	4.26 x 3.66m	<ul style="list-style-type: none">• Open Concept• Wide Plank Engineered Hardwood Floor• Walk-Out to Balcony
Dining Room	14' x 12'	4.26 x 3.66m	<ul style="list-style-type: none">• Combined with Living Area• Wide Plank Engineered Hardwood Floor
Kitchen	9' x 8'	2.74 x 2.44m	<ul style="list-style-type: none">• Breakfast Bar• Granite Counters• Tile Backsplash• Under Counter Lighting
Master Bedroom	12' x 11'	3.66 x 3.35m	<ul style="list-style-type: none">• Walk-In Closet• Wide Plank Engineered Hardwood Floor• Walk-Out to Balcony
Den	12' x 11'	3.66 x 3.35m	<ul style="list-style-type: none">• Wide Plank Engineered Hardwood Floor
Washroom			<ul style="list-style-type: none">• 4-Piece

Additional Information

Inclusions	<ul style="list-style-type: none">• Stainless Steel Whirlpool Refrigerator• Stainless Steel Whirlpool Stove• Stainless Steel Whirlpool Microwave• Stainless Steel Dishwasher• Whirlpool Stacked Washer and Dryer• Window Coverings• Electric Light Fixtures
Legal Description	<ul style="list-style-type: none">• TSCC 2477, Level 7/Unit 1
Property Taxes	<ul style="list-style-type: none">• \$2,542.75 per annum (2020)

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| Maintenance Fee | <ul style="list-style-type: none">• \$529.74 per month• Includes: heat, water, central air conditioning, common elements, building insurance and parking |
| Heating/Cooling | <ul style="list-style-type: none">• Forced Air Gas/Central Air Conditioning |
| Parking | <ul style="list-style-type: none">• One Deeded Underground Parking Space• Level A/Unit 139, TSCC 2450 |
| Locker | <ul style="list-style-type: none">• One Deeded Out-of-Suite Locker• Level B/Unit 32, TSCC 2477• Located on P2 in Room 2-Locker #32 |
| Possession | <ul style="list-style-type: none">• 30-60 Days or To Be Arranged |
| Amenities | <ul style="list-style-type: none">• 24 Concierge• Party Room• Exercise Room• Games Room• Basketball Courts• Indoor Pool• Sauna• Yoga Studio• Guest Suite• Visitor Parking• BBQ Terrace• Direct Access to Path |



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.