

Welcome To  
**38 Avenue Road #1801**

Foyer	11'10" x 9'9"	3.61 x 2.97m	<ul style="list-style-type: none"> <li>• Direct Elevator Entrance</li> <li>• Granite Floor</li> <li>• Double Closet</li> <li>• Access to Rear Hallway</li> </ul>
Living Room	20'7" x 19'3"	6.27 x 5.87m	<ul style="list-style-type: none"> <li>• Porcelain Tiles</li> <li>• Built-In Wall Unit</li> <li>• 8'11" Ceiling Height</li> <li>• Shutters</li> <li>• West View</li> </ul>
Dining Room	13'5" x 10'9"	4.09 x 3.28m	<ul style="list-style-type: none"> <li>• Open Concept</li> <li>• 8'11" Ceiling Height</li> <li>• Shutters</li> <li>• Walk-Out to Balcony</li> <li>• North &amp; West Views</li> </ul>
Kitchen	19'9" x 8'11"	6.02 x 2.72m	<ul style="list-style-type: none"> <li>• Custom Renovation By Bellini (2015)</li> <li>• Porcelain Tiles</li> <li>• Caesarstone Counters</li> <li>• Tile Backsplash</li> <li>• Built-In Desk</li> <li>• Shutters</li> <li>• North View</li> </ul>
Master Bedroom	17'11" x 14'9"	5.46 x 4.50m	<ul style="list-style-type: none"> <li>• Porcelain Tiles</li> <li>• Walk-In Closet with Built-Ins and Ceiling Fan</li> <li>• 8'11" Ceiling Height</li> <li>• Shutters</li> <li>• Walk-Out to Balcony</li> </ul>
His & Hers Ensuites			<ul style="list-style-type: none"> <li>• 3-Piece &amp; 5-Piece</li> <li>• Shared Shower</li> </ul>
Second Bedroom	10'9" x 10'4"	4.09 x 3.15m	<ul style="list-style-type: none"> <li>• Porcelain Tiles</li> <li>• Double Closet</li> <li>• Shutters</li> <li>• 8'11" Ceiling Height</li> <li>• North View</li> </ul>

Ensuite Washroom

- 4-Piece
- Shower with Glass Enclosure

Den

16'0" x 11'6"

4.88 x 3.51m

- Bellini Custom Built-In
- Grasscloth Wall Covering
- Shutters
- Track Lights
- 8'11" Ceiling Height
- North View

Powder Room

- 2-Piece

Laundry Room

- Sink
- Linen Closet

## Additional Information

Inclusions

- Sub-Zero Refrigerator
- Miele Stovetop
- Miele Oven
- Miele Microwave
- Miele Dishwasher
- Exhaust Fan
- Miele Stacked Washer & Dryer
- Electric Light Fixtures
- Shutters
- Central Vacuum + Existing Related Attachments
- Insignia TV + Bracket in Master Bedroom

Exclusions

- Dining Room Fixture
- Powder Room Sconces
- Powder Room Mirror
- Master Bath Fixture
- Master Bath Shelf
- Master Bath – 2 Mirrors

Improvements

- Porcelain Tiles
- Doors/Knobs with Glass Insert
- Shutters
- Cornices, Moulding and Bulkhead Lighting
- Closet Organizers
- Kitchen and Washrooms Renovated

Maintenance Fee	<ul style="list-style-type: none"> <li>• \$2,659.20 Per Month</li> <li>• Includes: Water, Common Elements, Building Insurance &amp; Parking</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>• MTCC 1276</li> <li>• Level 17, Unit 2</li> </ul>
Parking & Locker	<ul style="list-style-type: none"> <li>• 2 Owned Underground Parking Space</li> <li>• Known as Level B Unit 5 And Level B Unit 6</li> <li>• Lockers</li> <li>• Level B Units #120 and #121</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>• Forced Air / Gas Heating</li> <li>• Central Air Conditioning</li> </ul>
Property Taxes	<ul style="list-style-type: none"> <li>• \$12,658.12 Per Annum (2019)</li> </ul>
Building Policies	<ul style="list-style-type: none"> <li>• Pets Permitted</li> <li>• Non-Smoking Building</li> </ul>
Possession	<ul style="list-style-type: none"> <li>• 60 Days or To Be Arranged</li> </ul>
Amenities/Building Features	<ul style="list-style-type: none"> <li>• 24 Hour Concierge</li> <li>• Valet Parking</li> <li>• Exercise Room</li> <li>• Sauna</li> <li>• Party Room</li> <li>• Visitor Parking</li> </ul>

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