

Welcome To

## *18 Lower Village Gate #407*

Foyer	8'6" x 8'0"	2.59 x 2.44m	<ul style="list-style-type: none"><li>• Hardwood Floors</li><li>• Double Closet</li></ul>
Living Room	22'0" x 13'0"	6.71 x 3.96m	<ul style="list-style-type: none"><li>• Hardwood Floors</li><li>• Hunter Douglas "Silhouette" Blinds</li><li>• Walk-Out to Balcony with Serene Treed Views</li></ul>
Dining Room	12'2" x 11'7"	3.71 x 3.53m	<ul style="list-style-type: none"><li>• Combined with Living Room</li><li>• Hardwood Floors</li><li>• Hunter Douglas "Silhouette" Blinds</li><li>• Walk-Out to Balcony with Serene Treed Views</li></ul>
Kitchen	13'9" x 10'4"	4.19 x 3.15m	<ul style="list-style-type: none"><li>• Open Concept</li><li>• Hardwood Floors</li><li>• Breakfast Bar</li><li>• Marble Counters</li><li>• Marble Backsplash</li><li>• Soft-Close Cabinets and Lazy Susan</li><li>• Integrated Stainless Steel Appliances</li><li>• Cabinets with Interior Lighting</li><li>• Under Counter Lights &amp; Pot Lights</li></ul>
Master Bedroom	15'6" x 12'9"	4.72 x 3.89m	<ul style="list-style-type: none"><li>• Hardwood Floors</li><li>• 2 Walk-In Closets w/Organizers and Built-Ins</li><li>• Hunter Douglas "Silhouette" Blinds</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>• 4-Piece</li><li>• Heated Porcelain Tile Floor</li><li>• Large Stall Shower; "Toto" Toilet</li><li>• Double Sink Vanity with Quartz Counter-Top</li><li>• Custom Built-In Make-Up Table</li><li>• Pot Lights</li></ul>

Second Bedroom	15'6" x 11'6"	4.72 x 3.51m	<ul style="list-style-type: none"> <li>• Hardwood Floors</li> <li>• Electric Fireplace (Generates Heat) with Floor to Ceiling Stone Surround</li> <li>• Built-In Desk and Cabinets</li> <li>• Floating Glass Shelving</li> <li>• Double Closet with Organizers</li> <li>• Hunter Douglas "Silhouette" Blinds</li> <li>• Picture Window with Treed Views</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>• 4-Piece</li> <li>• Large Vanity with Quartz Counter-Top</li> <li>• Glass Surround on Tub</li> </ul>
Laundry	5'9" x 5'0"	1.75 x 1.52m	<ul style="list-style-type: none"> <li>• Full Size Laundry</li> <li>• Side by Side Washer and Dryer</li> <li>• Built-In Cupboards and Counter</li> </ul>
Balcony	11'6" x 8'8"	3.51 x 2.64m	<ul style="list-style-type: none"> <li>• East-Facing Treed View</li> </ul>

## Additional Information

Maintenance Fee	<ul style="list-style-type: none"> <li>• \$1,547.77 Per Month</li> <li>• Includes: Water, Hydro, Heat, Central Air Conditioning, Cable TV, Common Elements, Building Insurance &amp; Parking</li> </ul>
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Inclusions	<ul style="list-style-type: none"> <li>• Kitchen Aid Stainless Steel Refrigerator</li> <li>• Kitchen Aid Induction Stovetop</li> <li>• Kitchen Aid Stainless Steel Oven</li> <li>• Kitchen Aid Microwave + Convection Oven</li> <li>• Kitchen Aid Stainless Steel Dishwasher</li> <li>• Kitchen Aid Exhaust</li> <li>• LG Washer &amp; Dryer</li> <li>• Hunter Douglas "Silhouette" Window Blinds</li> <li>• Electric Light Fixtures</li> <li>• Central Vac &amp; Existing Related Attachments</li> <li>• Dyson Vacuum Cleaner (Attached)</li> <li>• Toshiba TV + Bracket in Second Bedroom</li> <li>• Closet Organizers</li> </ul>
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Legal Description	<ul style="list-style-type: none"> <li>• MTCP 785</li> <li>• Level 4, Unit 7</li> </ul>
Parking & Locker	<ul style="list-style-type: none"> <li>• 2 Owned Underground Parking Spaces</li> <li>• Known as Level B #20 and Level B #21</li> <li>• Owned Private Locker Room</li> <li>• Known as Level A #90</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>• \$5,253.40 per Annum (2020)</li> </ul>
Pet Policy	<ul style="list-style-type: none"> <li>• 2 Pets of Any Size Permitted</li> </ul>
Possession	<ul style="list-style-type: none"> <li>• February 1, 2021 or To Be Arranged</li> </ul>
Amenities/Building Features	<ul style="list-style-type: none"> <li>• 24 Hour Concierge and Gatehouse</li> <li>• Party Room with Kitchen</li> <li>• Exercise Room</li> <li>• Outdoor Pool</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