

Welcome To

# *10 Tichester Road #905*

Foyer	2.13 x 1.83m	7' x 6'	<ul style="list-style-type: none"><li>● Marble Flooring</li><li>● Double Closet</li></ul>
Living Room	6.50 x 5.33m	21'3" x 17'5"	<ul style="list-style-type: none"><li>● Open Concept</li><li>● Dark Stained Hardwood Floors</li></ul>
Dining Room	6.50 x 5.33m	21'3" x 17'5"	<ul style="list-style-type: none"><li>● Combined with Living Room</li><li>● Dark Stained Hardwood Floors</li></ul>
Kitchen	4.57 x 2.59m	15' x 8'5"	<ul style="list-style-type: none"><li>● Eat-In</li><li>● Granite Counter-Tops</li><li>● White Tile Floor</li><li>● East View</li><li>● Walk-Through to Den</li></ul>
Den	4.97 x 4.45m	16'3" x 14'6"	<ul style="list-style-type: none"><li>● Floor-to-Ceiling Windows</li><li>● Shutters</li><li>● White Tile Floors</li></ul>
Master Bedroom	7.01 x 3.35m	23' x 11'	<ul style="list-style-type: none"><li>● Walk-In Closet with Organizers</li><li>● Dark Stained Engineered Hardwood Floors (approx. 2017)</li><li>● Combined with Sitting Area/ Office</li><li>● Wall-to-Wall Windows</li><li>● East-View</li><li>● Shutters</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>● 4-Piece</li><li>● Marble Surround and Floors</li><li>● Vanity, Glass Enclosed Shower, Tub</li><li>● Built-in Counter/Drawer Storage</li></ul>

Second Bedroom	4.97 x 2.84m	16'3" 9'3"	<ul style="list-style-type: none"> <li>● Double Closet with Organizers</li> <li>● Dark Stained Engineered Hardwood Floors (approx. 2017)</li> <li>● Shutters</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>● 3-Piece</li> <li>● Granite Counter-Top</li> <li>● Shower, Toilet &amp; Vanity (approx. 2019)</li> </ul>
Ensuite Laundry			<ul style="list-style-type: none"> <li>● Front Load Washer &amp; Dryer</li> </ul>

### *Additional Information*

Inclusions	<ul style="list-style-type: none"> <li>● Maytag Refrigerator</li> <li>● GE Stove</li> <li>● Miele Dishwasher</li> <li>● Whirlpool Duet Front Load Washer &amp; Dryer</li> <li>● Microwave</li> <li>● Window Coverings Except Where Excluded</li> <li>● Filtered Water Tap</li> <li>● Closet Organizers</li> <li>● LED Fixtures and Dimmers</li> <li>● Electric Light Fixtures Except Where Excluded</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>● Fixtures in Dining, Den &amp; Master</li> <li>● Drapes in Both Bedrooms</li> </ul>
Maintenance Fee	<ul style="list-style-type: none"> <li>● \$1585.00 per month</li> <li>● Includes: water, hydro, heat, central air conditioning, basic cable t.v., common elements, building insurance and parking</li> </ul>
Property Tax	<ul style="list-style-type: none"> <li>● \$4215.92 per annum (2020)</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>● Forced Air Gas Heating</li> <li>● Central Air Conditioning</li> </ul>

- 2 HVAC Systems with 2 Digital Thermostats (with insulating casing)
- Parking/Locker
- Two Deeded Underground Parking Spaces
  - Known As Level A, Unit #25 and Unit #26
  - Two Deeded Out-of-Suite Lockers (in combined space)
  - Known As Level A, Unit #33 and Unit #34
- Possession
- May 3, 2021 or to be arranged
- Building Amenities/  
Services
- 24/7 Concierge
  - Exercise Room
  - Indoor Pool
  - Party/Meeting Room
  - Rooftop Deck/Garden
  - Plentiful Visitor Parking – 15 spaces
  - Outdoor Ground Level Sitting Area Located East and West of Building
  - Security Pad in the Suite Connected to Security

**For more information:**

**(416) 921-1112**

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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.