

Welcome To
260 Heath Street West #409

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| Foyer | <ul style="list-style-type: none">• Frameless Bi-Fold Floor To Ceiling Mirrored Closet Doors• Custom Built-Ins In Closet• Custom Ceiling Mounted Light Fixture With Led Lights And Chrome Face• Motion Sensored Lighting• Torly's 6" Wide Plank Engineered Oak Wood Flooring• Ensuite Laundry |
| Living Room | 20'4" x 18'3" 6.20 x 5.56m <ul style="list-style-type: none">• Open Concept• Torly's 6" Wide Plank Engineered Oak Wood Flooring• Oligo Rail Lighting System With 11 Adjustable Heads• Custom Fixture Over Dining Table With Led Lights And Chrome Face• Horizontal Grain Walnut Floor To Ceiling Cabinets With Maple Interiors• Touch Latch Doors And Drawers• Solid Maple Tongue In Groove Drawer Boxes With Blum Self Closing Hardware• Custom Built-In Locking Display Cabinet With Starfire Glass Shelves And Led Lighting• Feature Art Niche With Led Lighting• Starfire Glass Display/Book Cases With Led Lighting• Secret Locking Security Cabinet• Led Cove Lighting And Mini Led Downlighting In Bulkhead• Solar Shades• Extra Wide Self Closing Internal Drawers• Floor To Ceiling Windows With North Facing With Ravine Views and Diffused Light Perfect For Art Collector• Walk-Out To Balcony With Private Treed Views |
| Dining Room | 20'4" x 18'3" 6.20 x 5.56m <ul style="list-style-type: none">• Combined With Living Room• Torly's 6" Wide Plank Engineered Oak Wood Flooring |
| Kitchen | 20'4" x 9' 6.20 x 2.74m <ul style="list-style-type: none">• Studio Italia Soap-So Halogen Suspension Luminaire, Clear Blown Glass• Endless 30 Suspension Kit 2.5M Black W/ 5x Chrome Led Kits• Ceiling Mounted Linear LED Light• 2 Head Adjustable LED Ceiling Mounted Lights (2)• Top-Of-The-Line Integrated Appliances<ul style="list-style-type: none">• Fully Integrated 27" Subzero Refrigerator Column With 2 Bottom Drawers• Fully Integrated 27" Subzero Freezer Column With 2 Bottom Drawers• Fully Integrated 24" Miele Dishwasher With Cutlery Tray• 30" Miele Induction Cooktop With Downdraft Fan |

Kitchen cont'd

- 30" Miele Convection Oven
- 24" Panasonic Microwave With Trim Kit (2021)
- Under Cabinet LED Lighting
- Counter Top At Sink Area Is Bianco Lucient Quarella White Quartz With Light Reflecting Silver Flecks
- Absolute Black Granite Island Top
- Self Closing Blum Hardware On All Drawers
- Solid Maple Tongue In Groove Drawer Boxes In Island
- Blum Drawer Boxes Below Sink Counter
- Pull Out Pantry With Chrome Wire Shelving
- Corner Cabinet For Bulk Goods And Brooms
- Pull-Out To Conceal Toaster Oven
- Deep Drawers With Extra Inner Drawer At Far Left Of Sink Counter
- Solid Maple Drawer Inserts For Silverware
- Stainless Steel Drawer And Appliance Pulls
- Tiled Backsplash
- Torly's 6" Wide Plank Engineered Oak Wood Flooring

Master Bedroom

16'6" x 10'8"

5.03 x 3.25m

- Built-In Wall Of Mirrored Closets
- Custom Built-In Dresser Of Drawers
- Double Closet
- Torly's 6" Wide Plank Engineered Oak Wood Flooring
- Oligo Rail Lightng System With 8 Adjustable Heads
- Floor To Ceiling Built-Ins With Sliding Mirrored Doors And 14 Drawers
 - Includes 2 Locking Felt Lined Jewellery Drawers With Lucite Dividers
 - Includes Built-N Hamper, Pull-Out Pants Rack, Pull-Out Tie Rack
- Custom Closet Interiors With LED Lighting On Sensors
- Cove Lighting And LED Lightng At Bulkhead
- Roman Style Solar Shade And Black Out Blind
- Treed Views

Master Ensuite

- Renovated 4-Piece
- Full Height Ceiling With Led Lighting
- Extra Large Sliding Mirror With Storage And Display Area
- Floating Griega Oak Vanity With Deep Drawers And Extra Inner Drawer Caesarstone Quartz Counter Tops
- Cabano Faucets And Shower Hardware Includes Rain Shower And Hand Shower
- Fully Tiled Tub/Shower Area And Vanity Wall
- Custom Medicine Cabinet With Internal Electrical Outlets
- Energy Efficient Led Lighting

Second Bedroom

13'2" x 9'4"

4.01 x 2.84m

- Custom Built-In Wenge Desk Top With Lacquered Shevling And Sliding Doors
- Built-In File Drawers
- Oligo Rail Lightng System With 4 Adjustable Heads
- Cove Lighting And Led Lighting At Bulkhead
- Custom Built-Ins In Closet
- Black Out Shade And Solar Shade
- Torly's 6" Wide Plank Engineered Oak Wood Flooring
- Treed Views

Main Bathroom

- Renovated 3-Piece With Oversized Glass Enclosed Shower
- Large Sliding Mirrored Medicine Cabinet With Frosted Glass Lighting Surround Complete With Storage And Display Area
- Floating Vanity With Deep Drawers
- Large Vessel Sink
- Caesarstone Quartz Counter Tops
- Large Walk-In Shower With Glass Enclosure
- Cabano Faucets And Shower Hardware Includes 9 1/2" Square Rain Shower Head And Hand Shower
- Polished Chrome Shower Niche
- Built-In Horizontal Grained Walnut Display Niche With LED Lighting
- Pull Out Trays For Linens
- Custom LED Framed Mirrored Medicine Cabinet With Internal Electrical Outlet
- Energy Efficient LED Lighting
- Floor To Ceiling Glass Tile And Tile Floors

Balcony

16'7" x 6'2"

5.09 x 1.89m

- Private And Lush Treed North Views
- Very Quiet No Street Noise

Additional Information

Inclusions

- Double Subzero Refrigerator/Freezer
- Miele Induction Stove-Top
- Miele Oven
- Panasonic Stainless Steel Microwave
- Miele Stainless Steel Dishwasher
- Blomberg Washer
- Blomberg Dryer
- Window Coverings
- Electric Light Fixtures
- Kitchen Table

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| Maintenance Fee | <ul style="list-style-type: none"> • \$ 1,439.97 per month • Includes: heat, hydro, central air conditioning, water, Rogers high speed internet, modem, 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 4, Unit 9 |
| Parking/Locker | <ul style="list-style-type: none"> • 1 Exclusive Use Underground Parking Space • Known as P2 #145 • Oversized semi-private parking stall, close to elevator • 1 Exclusive Use Out-of-Suite Locker • Level P2, Room 6, Unit 409 • Full size walk-in storage locker |
| Heating/Cooling | <ul style="list-style-type: none"> • Forced Air Electric Heating • Central Air Conditioning |
| Property Taxes | <ul style="list-style-type: none"> • \$3490.28 per annum (2020) |
| Pet Policy | <ul style="list-style-type: none"> • 1 Dog/No Weight Restriction |
| Possession | <ul style="list-style-type: none"> • 60 Days or To Be Arranged |
| Additional Pluses | <ul style="list-style-type: none"> • Recently renovated with all new lighting and electrical and flooring • LED cove lighting in Living Room, Guest Bedroom and Master Bedroom • Mini LED puck downlighting in all bulkheads • 8' floor to ceiling solid core doors throughout, with satin stainless steel hinges • Flush door casings with reveal detail • Valle & Valle door hardware • Lutron radio raw smart lighting system can be controlled by smart phone • Dedicated HVAC system in each unit (Covid safe) |
| 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 replaced
**Excluding Sliding Glass Doors*
 - Hallways redone recently, with new door hardware and knockers to follow
 - 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
 - Near future plans to redo and enlarge gym with new equipment
 - Near future plans to add charging stations for electric vehicles
- *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