

Welcome To
278 Bloor St. E #209
Rosedale Glen

Foyer	12'7"x7'2" 3.87 x 2.19m	<ul style="list-style-type: none">• Double Closet• Parquet Floors• Pot Lights
Living Room	25'11" x 12'7" 7.65 x 3.87	<ul style="list-style-type: none">• Open Concept• Parquet Floors
Dining Room	15'8" x 9' 4.81 x 2.74m	<ul style="list-style-type: none">• Combined with Living Room• Parquet Floors• Mirrored Wall
Den	13'10"x 8'5" 3.99 x 2.59m	<ul style="list-style-type: none">• Open to Living Room• Parquet Floors• Built-In Wall Unit• Walk-Out to Balcony with Treed Views
Kitchen	11'6" x 8'6" 3.53 x 2.62m	<ul style="list-style-type: none">• Renovated• Granite Counter-Tops• Parquet Floors• Fluorescent Lighting• Tile Backsplash
Breakfast Area	8'6" x 7'6" 2.62 x 2.32m	<ul style="list-style-type: none">• Combined with Kitchen• Ceiling Fan• Parquet Floors
Master Bedroom	18'1"x 11'11" 5.52 x 3.38m	<ul style="list-style-type: none">• Walk-In Closet• Broadloom• Floor-to-Ceiling Windows with Treed Views
Master Ensuite		<ul style="list-style-type: none">• Renovated 5-Piece• Glass Enclosed Shower, Separate Tub

Second Bedroom	12'7" x 9'8" 3.87 x 2.99m	<ul style="list-style-type: none"> • Closet • Murphy Bed (Queen) • Broadloom • Floor-to-Ceiling Windows with Treed Views
Main Bathroom		<ul style="list-style-type: none"> • Renovated 3-Piece • Glass Enclosed Shower Stall
Balcony	14'4" x 7'6" 4.39 x 2.32m	<ul style="list-style-type: none"> • Open and Spacious • Deck Tile Flooring • North-East Treed Views

Additional Information

Inclusions	<ul style="list-style-type: none"> • GE 3-Door Stainless Steel Refrigerator • GE Stainless Steel Stove • Samsung Stainless Steel Microwave • Miele Dishwasher • Maytag Stacked Washer & Dryer • Electric Light Fixtures • Window Coverings Except Where Excluded • Broadloom Where Laid • Murphy Bed in 2nd Bedroom
Exclusions	<ul style="list-style-type: none"> • Wall Shelves in 2nd Bedroom • Master Bedroom Side Panel Drapery
Legal Description	<ul style="list-style-type: none"> • MTCC 614 • Level 2, Unit 9
Maintenance Fee	<ul style="list-style-type: none"> • \$1,305.52 per month • Includes: heat, water, basic cable t.v., central air conditioning, common elements, building insurance and parking
Property Taxes	<ul style="list-style-type: none"> • \$5,115.47 per annum (2020)

Parking/Locker

- Exclusive Use of One Underground Parking Space
- Known as Level D, Unit #29
- Exclusive Use of One Out-of-Suite Locker
- Known as S9L2

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning

Possession

- August 4, 2021 or To Be Arranged

Amenities

- 24 Hr. Concierge
- Exercise Room
- Indoor Room
- Recreation Room with Kitchen
- Sauna
- Car Wash
- Bike Storage
- Visitor Parking



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