

33 Elmhurst Ave. #2204

The Atrium

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| Foyer | | <ul style="list-style-type: none">• Closet• Tile Floor |
| Living Room | 8.17 x 4.91m 26'8" x 18'10" | <ul style="list-style-type: none">• Open Concept• Engineered Hardwood Floors• Combined with Solarium |
| Dining Room | 8.17 x 4.91m 26'8" x 18'10" | <ul style="list-style-type: none">• Engineered Hardwood Floors• Combined with Living Room |
| Kitchen | 2.47 x 2.44m 8'11" x 8' | <ul style="list-style-type: none">• Updated• Corian Counter• Tile Floor• Family Size |
| Breakfast Area | 2.47 x 1.86m 8'11" x 6'11" | <ul style="list-style-type: none">• Combined with Kitchen• Tile Floor |
| Master Bedroom | 4.69 x 3.41m 15'4" x 11'2" | <ul style="list-style-type: none">• Two Closets• Engineered Hardwood Floors |
| Master Ensuite | | <ul style="list-style-type: none">• 3-Piece• Renovated |
| Second Bedroom | 3.96 x 3.05m 10' x 13' | <ul style="list-style-type: none">• Closet• Broadloom• Walk-Through to Solarium |
| Main Bathroom | | <ul style="list-style-type: none">• 4-Piece• Renovated |
| Solarium | 6.61 x 2.01m 21'7" x 6'6" | <ul style="list-style-type: none">• Engineered Hardwood Floors• Picture Windows• Unobstructed South-West Views |
| Ensuite Storage Room | | |

Additional Information

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| Inclusions | <ul style="list-style-type: none">• Refrigerator• Stove• Dishwasher• Washer• Dryer• Broadloom Where Laid• Electric Light Fixtures• Window Coverings |
| Legal Description | <ul style="list-style-type: none">• MTCC 548• Level 21, Unit 4 |
| Maintenance Fee | <ul style="list-style-type: none">• \$967.99 per month• Includes: heat, hydro, water, central air conditioning, internet, cable t.v., common elements, building insurance, parking |
| Property Taxes | <ul style="list-style-type: none">• \$2,560.73 per annum (2020) |
| Heating/Cooling | <ul style="list-style-type: none">• Forced Air Heating• Central Air Conditioning |
| Parking | <ul style="list-style-type: none">• One Exclusive Use Underground Parking Space• Known As P2#119• Easy access to P2 elevator lobby |
| Possession | <ul style="list-style-type: none">• 30-60 Days or To Be Arranged |
| Amenities | <ul style="list-style-type: none">• 24 Hrs. Concierge• Party/Meeting Room• Gym• Sauna• Squash/Racquet Court• Visitor Parking |



Prospective tenants 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