



Welcome To

1 Balmoral Avenue #404

Foyer		<ul style="list-style-type: none">• Tile Floors
Living Room	6.40 x 3.57m 20'9" x 11'7"	<ul style="list-style-type: none">• Open Concept• Dark Laminate Floors• French Doors Open to Juliette Balcony
Dining Room	3.82 x 2.40m 12'5" x 7'9"	<ul style="list-style-type: none">• Picture Window• Dark Laminate Floors• Could be used as a Den
Kitchen	3.20 x 2.20m 10'5" x 7'2"	<ul style="list-style-type: none">• Pass-Through• Granite Counter-Tops• Slate Floors• Stainless Steel Appliances
Primary Bedroom	4.59 x 3.70m 15'1" x 12'1"	<ul style="list-style-type: none">• Walk-In Closet• Dark Laminate Floors• Sliding Door Opens to Juliette Balcony
Ensuite Bathroom		<ul style="list-style-type: none">• 4-Piece
Second Bedroom	4.10 x 2.90 13'5" x 9'5"	<ul style="list-style-type: none">• Double Closet• Dark Laminate Floors• Picture Window with North Views
Main Bathroom		<ul style="list-style-type: none">• 3-Piece with Enclosed Shower
Ensuite Laundry		<ul style="list-style-type: none">• Built-In Shelves

Additional Information

Inclusions	<ul style="list-style-type: none">• Subzero S/S Refrigerator• Miele S/S Stove-Top• AEG S/S Oven• Bosch S/S Dishwasher• Exhaust Fan• Frigidaire Gallery Washer & Dryer• Window Coverings• Electric Light Fixtures• B/I Bookshelves• Closet Organizers
Legal Description	<ul style="list-style-type: none">• MTCC 1205• Level 4, Unit 4
Property Taxes	<ul style="list-style-type: none">• \$4,641.71 per annum (2020)
Maintenance Fees	<ul style="list-style-type: none">• \$1,176.14 per month• Includes: heat, water, hydro, central air conditioning, common elements, building insurance and parking
Parking/Locker	<ul style="list-style-type: none">• One Owned Underground Parking Space• Known as Level C/#49• One Exclusive Out-of-Suite Locker• Known as Level P1/#13
Heating/Cooling	<ul style="list-style-type: none">• Forced Air Heating• Central Air Conditioning
Possession	<ul style="list-style-type: none">• Immediate or To Be Arranged
Building Amenities	<ul style="list-style-type: none">• 24 Hr. Concierge• Party Room• Exercise Room• Guest Suite• 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