

Welcome To

40 Rosehill Avenue #402

Foyer		<ul style="list-style-type: none">• Double Closet• Granite Floors
Living Room	16' x 12'7" 4.88 x 3.84m	<ul style="list-style-type: none">• L-Shaped Room• Hardwood Floors• Electric Fireplace
Dining Room	20'8" x 11'4" 6.30 x 3.45m	<ul style="list-style-type: none">• Combined with Living Room• Hardwood Floors• Floor-to-Ceiling Windows
Kitchen	11'9" x 10' 3.58 x 3.05m	<ul style="list-style-type: none">• Renovated• Caesarstone Countertops• Granite Floors• Walk-Out to Den/Sunroom
Den/Sunroom	12'5" x 9'4" 3.78 x 2.84m	<ul style="list-style-type: none">• Floor-to-Ceiling Windows• Granite Floors• Walk-Out to Wrap-Around Balcony
Primary Bedroom	16'4" x 12' 4.98 x 3.66	<ul style="list-style-type: none">• Walk-In Closet with Organizers• Hardwood Floors
Ensuite Bathroom		<ul style="list-style-type: none">• 4-Piece• Double Sinks
Second Bedroom	11'10" x 11' 3.61 x 3.35m	<ul style="list-style-type: none">• Double Closet• Hardwood Floors• East Views
Main Bathroom		<ul style="list-style-type: none">• 3-Piece
Laundry Room	8'7" x 6' 2.62 x 1.83m	<ul style="list-style-type: none">• Built-In Double Cabinetry
Balcony		<ul style="list-style-type: none">• North-East View

Additional Information

Inclusions	<ul style="list-style-type: none">• LG Stainless Steel Refrigerator• LG Stainless Steel Stove• LG Stainless Steel Microwave• LG Stainless Steel Dishwasher• LG Stacked Washer/Dryer• Window Coverings• Electric Light Fixtures• T.V. Brackets & LG T.V. In Living
Exclusions	<ul style="list-style-type: none">• Fixtures In Dining Room, Sunroom& Primary Bedroom• Side Panels In Dining Room & 2nd Bedroom• 2 Wall Units In Living Room
Legal Description	<ul style="list-style-type: none">• MTCP 773• Level 4, Unit 2
Property Taxes	<ul style="list-style-type: none">• \$4,796.45 per annum (2021)
Maintenance Fees	<ul style="list-style-type: none">• \$ 1,899.14 per month• Includes: heat, water, central air conditioning, common elements, building insurance and parking
Parking/Locker	<ul style="list-style-type: none">• One Deeded Underground Parking Space• Known as Level A/#5• One Out-of-Suite Storage Locker• Known as Level P2/#12
Heating Cooling	<ul style="list-style-type: none">• Forced Air Gas• Central Air Conditioning
Possession	<ul style="list-style-type: none">• 120 Days or To Be Arranged
Building Amenities	<ul style="list-style-type: none">• 24 Hr. Concierge• Exercise Room• Party/Meeting Room• Splendid Garden• 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