

Welcome To
319 Lonsdale Road 1C
Condominiums of Forest Hill Village

Main Level

Living Room	19'3" x 11'6" 5.86m x 3.50m	<ul style="list-style-type: none">• Open Concept• Engineered Hardwood Floors• Walk-Out To Terrace• Pot Lights• Gas Fireplace
Dining Room	19'3" x 11'6" 5.86m x 3.50m	<ul style="list-style-type: none">• Combined with Living Area• Engineered Hardwood Floors• Pot Lights
Kitchen	11'5" x 8'9" 3.47m x 2.66m	<ul style="list-style-type: none">• Granite Countertops• Centre Island• Breakfast Bar• Stainless Steel Appliances• Pot Lights
Primary Bedroom	11' x 10'11" 3.35m x 3.33m	<ul style="list-style-type: none">• Double Closet with Closet Organizer• Engineered Hardwood Floors
Primary Ensuite Washroom		<ul style="list-style-type: none">• 4 piece• Separate Shower Stall• Double Sinks
2nd Bedroom	10'0" x 9'3" 3.04m x 2.82m	<ul style="list-style-type: none">• Closet• Broadloom
Main Washroom		<ul style="list-style-type: none">• 4 Piece

Lower Level

Recreational Room/ Office Space	19'10" x 11'9" 6.04m x 3.581m	<ul style="list-style-type: none">• Lower Level• Built In Wall Unit• Pot Lights
Laundry Room		<ul style="list-style-type: none">• Sink
Washroom		<ul style="list-style-type: none">• 3 piece• Separate Shower Stall

Additional Information

Inclusions	<ul style="list-style-type: none">• Viking Stainless Steel Refrigerator• Viking Stainless Steel Gas Stove• MayTag Stainless Steel Dishwasher• KitchenAid Stainless Steel Microwave• Viking Stainless Steel Exhaust• Whirlpool Stacked Washer & Dryer• Window Coverings• Electric Light Fixtures• Broadloom Where Laid• Built-In Speakers• Central Vacuum System & Related Attachments• Alarm System (Monitoring is extra)
Legal Description	<ul style="list-style-type: none">• TSCC 2077• Level 1, Unit 3
Maintenance Fee	<ul style="list-style-type: none">• \$1,597.27 per month• Includes: water, building insurance, common elements, and parking
Property Taxes	<ul style="list-style-type: none">• \$7,232.43 per annum (2021)
Parking/Locker	<ul style="list-style-type: none">• Auto Lift in Underground Parking• One Deeded Underground Parking Space• Known As Lvl A, #5• One Deeded Above Ground Parking Space• Known As Lvl 1, #10• One Deeded Out-of-Suite Locker• Known As Level A, Unit 14
Possession	<ul style="list-style-type: none">• Immediate or To Be Arranged
Building Amenities	<ul style="list-style-type: none">• BBQs allowed• 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