

Welcome to

5 Rosehill Ave. Suite 918

Foyer	8' x 5'2"	2.44 x 1.57m	<ul style="list-style-type: none">• Two Double Closets• Tile Floors
Powder Room			<ul style="list-style-type: none">• 2-Piece
Living Room	19' x 18'9"	5.79 x 5.72m	<ul style="list-style-type: none">• Light Stained Hardwood Floors• Angled Solarium Windows• Pot Lights• Walk-Out to Terrace with South City and East Park Views
Dining Room	18'3" x 12'4"	5.56 x 3.76 m	<ul style="list-style-type: none">• Separate• Light Stained Hardwood Floors• Pot Lights• Walk-Out to Terrace with South City and East Park Views
Kitchen	10'3" x 9'2"	3.12 x 2.79 m	<ul style="list-style-type: none">• Granite Counter-Tops• Tile Floors• Tile Backsplash• Under Counter Lighting• Stainless Steel Appliances
Breakfast Area	10'3" x 8'9"	3.12 x 2.67 m	<ul style="list-style-type: none">• Tile Floors• French Doors to Dining Area• Walk-Out to Terrace with South City and East Park Views
Primary Bedroom	17' x 10'	5.18 x 3.05 m	<ul style="list-style-type: none">• Walk-In Double Closet• Broadloom• Ceiling Fan• Walk-Out to Private Balcony with South City Views

Primary Ensuite Washroom			<ul style="list-style-type: none"> • 5-Piece • Enclosed Shower, Tub and Double Sink Vanity
Private Balcony	8'3" x 4'	2.53 x 1.22 m	<ul style="list-style-type: none"> • South City Views
Second Bedroom	13'7" x 8'8"	4.14 x 2.64 m	<ul style="list-style-type: none"> • Built-In Bookshelves & Daybed • Built-in Desk and Wall Unit • Track Lighting • Broadloom
Main Washroom			<ul style="list-style-type: none"> • 4-Piece
Ensuite Laundry			<ul style="list-style-type: none"> • Stacked Washer & Dryer
Terrace	25'9" x 5'4"	7.89 x 1.65 m	<ul style="list-style-type: none"> • Panoramic South & East Views

Additional Information

Inclusions	<ul style="list-style-type: none"> • Frigidaire Gallery Refrigerator • GE Stove • GE Microwave Oven • Miele Dishwasher • Miele Stacked Washer and Dryer • Electric Light Fixtures • Window Coverings • Broadloom Where Laid
Legal Description	<ul style="list-style-type: none"> • MTCC 1163 • Level 7, Unit 13
Maintenance Fee	<ul style="list-style-type: none"> • \$1,684.58 per month • includes: heat, water, hydro, central air conditioning, common elements, building insurance and parking
Property Taxes	<ul style="list-style-type: none"> • \$5,602.99 per annum (2021)

Parking/Locker

- Two Deeded Underground Parking Spaces
- Known As Level A, Units 2 & 31
- Note: Pkg A-2 is a 2 Car Tandem/A-31 is a Single Space
- One Deeded Out-of-Suite Locker
- Known As Level A, Unit 61

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning

Possession

- Immediate or To Be Arranged

Amenities

- 24 Hr. Concierge
- Party Room/Meeting Room
- Visitor Parking
- Courtyard



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.