

The Avenue

155 St. Clair Avenue West #301

Foyer	3.05 x 1.28m	10' x 4'2"	<ul style="list-style-type: none">➤ Double Closet➤ 9' Recessed Ceiling➤ Pot Lights➤ Marble and Granite Floors
Living / Dining Area	5.24 x 4.60m	17'2" x 15'10"	<ul style="list-style-type: none">➤ Gas Fireplace with Marble Surround➤ 9' Recessed Ceiling➤ Dark Stained Hardwood Floors➤ Pot Lights➤ North Treed Views➤ Walk-Out to Balcony
Kitchen	3.14 x 2.50m	10'3" x 8'2"	<ul style="list-style-type: none">➤ Open Concept with White Cabinetry➤ Marble Counter-Tops and Tile Backsplash➤ Breakfast Bar➤ Integrated Appliances➤ Pot Lights and Track Lights➤ Under Counter Lighting➤ Dark Stained Hardwood Floors
Primary Bedroom	4.45 x 3.26m	14'6" x 10'7"	<ul style="list-style-type: none">➤ Walk-in Closet with Custom Organizers➤ 9' Recessed Ceiling➤ Pot Lights➤ Dark Stained Hardwood Floors➤ North Treed Views
Master Ensuite Bath			<ul style="list-style-type: none">➤ 5-Piece➤ Separate Enclosed Shower, Tub, Double Vanity➤ Pot Lights➤ Marble Counters and Floors
Second Bedroom	4.20 x 3.38m	13'8" x 11'1"	<ul style="list-style-type: none">➤ Double Closet➤ 9' Recessed Ceiling➤ Pot Lights➤ Dark Stained Hardwood Floors➤ North Treed Views
Main Washroom			<ul style="list-style-type: none">➤ 3-Piece➤ Enclosed Shower, Vanity➤ Pot Lights➤ Marble Counters and Tile Floors
Laundry Room	2.95 x 1.00m	9'7" x 3'2"	<ul style="list-style-type: none">➤ Stacked Washer & Dryer
Balcony	4.87 x 1.10m	16' x 3'6"	<ul style="list-style-type: none">➤ North Treed Views Overlooking Park

Additional Information

Inclusions	<ul style="list-style-type: none">➤ SubZero Refrigerator➤ Wolf Gas Range➤ Stainless Steel Oven➤ Panasonic Microwave➤ Miele Dishwasher➤ Frigidaire Stacked Washer & Dryer➤ Window Coverings➤ Electric Light Fixtures
Exclusions	<ul style="list-style-type: none">➤ LG TV in Primary Bedroom and related brackets➤ Sony TV in Living Area and related brackets
Legal Description	<ul style="list-style-type: none">➤ TSCC 2146➤ Level 3, Unit 1
Taxes	<ul style="list-style-type: none">➤ \$5,456.35 per annum (2021)
Maintenance Fee	<ul style="list-style-type: none">➤ \$1,432.27 per month➤ Includes: heat, water, building insurance, common elements, parking and locker
Parking	<ul style="list-style-type: none">➤ 1 Owned Underground Parking Space➤ Level B Unit 24➤ Note: Second Parking Space Available For Sale
Locker	<ul style="list-style-type: none">➤ 1 Owned Out-Of-Suite Locker➤ Level D, Unit 66
Pet Policy	<ul style="list-style-type: none">➤ One Pet; No Weight Restriction
Possession	<ul style="list-style-type: none">➤ 60 Days or To Be Arranged
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge with Valet Parking Service➤ Event Rooms Serviced By Catering Kitchen➤ Indoor Pool, Whirlpool and Steam Room➤ Yoga and Aerobics Studio➤ Massage Room➤ Fitness Room➤ 2 Guest Suites➤ 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