

Welcome to

## 111 Bathurst Street #1112

### *OneEleven Condos*

Living Room	16.83' x 9.32'	5.12 x 2.84 m	<ul style="list-style-type: none"><li>• 20ft Ceiling</li><li>• Floor to Ceiling Windows</li><li>• Dark Flooring</li><li>• Open Concept</li><li>• Walk-Out to Terrace</li></ul>
Terrace	30.83' x 6.99'	9.39 x 2.13 m	<ul style="list-style-type: none"><li>• North View</li><li>• Gas, Water &amp; Hydro Connection</li></ul>
Dining Room	17.84' x 7.25'	5.43 x 2.21 m	<ul style="list-style-type: none"><li>• Open Concept</li><li>• Combined with Living &amp; Kitchen</li><li>• Track Lighting</li></ul>
Kitchen	17.84' x 6.99'	5.44 x 2.13 m	<ul style="list-style-type: none"><li>• Scavolini Kitchen</li><li>• Centre Island</li><li>• Open Concept</li><li>• Stainless Steel Appliances</li><li>• Large Deep Sink</li><li>• Track Lighting</li><li>• Walk-Out to Balcony</li></ul>
Balcony	14.33' x 5.67'	4.36 x 1.72 m	<ul style="list-style-type: none"><li>• East View</li></ul>
Study	8.5' x 7.84'	2.59 x 2.38 m	<ul style="list-style-type: none"><li>• Separate Room</li><li>• Built-In Double Closet</li></ul>

## 2<sup>nd</sup> Level

Primary Bedroom	12.17' x 12.07'	3.71 x 3.67 m	<ul style="list-style-type: none"><li>• Large Closet</li><li>• Walk-Out to Balcony</li></ul>
Primary Ensuite Washroom			<ul style="list-style-type: none"><li>• 3-Piece</li><li>• Glass enclosed Shower, Vanity with Sink, Toilet</li></ul>
Private Balcony	14.33' x 5.67'	4.36 x 1.72 m	<ul style="list-style-type: none"><li>• East Facing City View</li></ul>
Second Bedroom	12.66' x 9.58'	4.14 x 2.64 m	<ul style="list-style-type: none"><li>• Overlooks Living Room</li><li>• Floor to Ceiling Windows</li><li>• Built-In Closet</li><li>• Theatre Projector</li></ul>
Main Washroom			<ul style="list-style-type: none"><li>• 4-Piece</li><li>• Tub and Shower with Glass Panel, Toilet, Vanity with Sink</li></ul>
Ensuite Laundry			<ul style="list-style-type: none"><li>• Stacked Washer &amp; Dryer</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>• Refrigerator with Bottom Freezer</li><li>• Gas Range</li><li>• Microwave/Hood Vent</li><li>• Dishwasher</li><li>• Front Loading Stackable Washer and Dryer</li><li>• Electric Light Fixtures</li><li>• Theatre Projector</li></ul>
Legal Description	<ul style="list-style-type: none"><li>• TSCC 2553</li><li>• Level 11, Unit 12</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>• \$809.78 per month</li><li>• Includes: water, building insurance, common elements, and parking</li></ul>
Property Taxes	<ul style="list-style-type: none"><li>• \$6,617.27 per annum (2021)</li></ul>

Parking/Locker

- Two Deeded Underground Parking Spaces
- Known As Level D, Units 7 & 8
- One Deeded Out-of-Suite Locker
- Known As Level D, Unit 7

Heating/Cooling

- Heat Pump / Gas
- Central Air Conditioning

Possession

- 21<sup>st</sup> of March 2022

Amenities

- Concierge
- Party Room/Meeting Room
- Visitor Parking
- Rooftop Deck/Garden
- Guest Suites
- BBQs Allowed

Listing Agents: Elli Davis & Lorrie Chih-Nisbett



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.