

Welcome To

# 19 Lower Village Gate Suite #410

Foyer	9' x 8'3" 2.74 x 2.52 m	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Spot Lighting</li> <li>➤ Light Stained Bamboo Floors</li> <li>➤ Crown Mouldings and Baseboards</li> </ul>
Living Room	20' x 13' 6.09 x 3.96 m	<ul style="list-style-type: none"> <li>➤ Wall-to-Wall Windows</li> <li>➤ Spot Lighting</li> <li>➤ Light Stained Bamboo Floors</li> <li>➤ Wainscoting</li> <li>➤ Crown Mouldings and Baseboards</li> <li>➤ Walk-Out to Balcony</li> <li>➤ West Exposure with Views of Yard and Pool</li> </ul>
Dining Room	13'7" x 11'5" 4.17 x 3.50 m	<ul style="list-style-type: none"> <li>➤ Open Concept</li> <li>➤ Crown Mouldings and Baseboards</li> <li>➤ Light Stained Bamboo Floors</li> <li>➤ Walk-Out to Balcony</li> <li>➤ West Exposure with Views of Yard and Pool</li> </ul>
Kitchen	12'8" x 9'3" 3.90 x 2.83 m	<ul style="list-style-type: none"> <li>➤ Open Concept</li> <li>➤ Vanilla &amp; Dark Grey Cabinetry</li> <li>➤ Designed by Perola Kitchens</li> <li>➤ Large Breakfast Bar with Double Sided Cabinets</li> <li>➤ Light Stained Bamboo Floors</li> <li>➤ Under Cabinetry Lighting</li> <li>➤ Tile Backsplash</li> <li>➤ Spot Lighting</li> <li>➤ Built-In Desk and Bookshelves</li> </ul>
Primary Bedroom	20' x 13'5" 6.09 x 4.11 m	<ul style="list-style-type: none"> <li>➤ Walk-in Closet</li> <li>➤ Light Stained Bamboo Floors</li> <li>➤ Built-In Shelves</li> <li>➤ Spot Lighting</li> <li>➤ Wall-to-Wall Windows</li> <li>➤ Electronic Window Blinds</li> <li>➤ Crown Mouldings and Baseboards</li> <li>➤ West Exposure with Views of the Yard and Pool</li> </ul>

Primary Ensuite Washroom		<ul style="list-style-type: none"> <li>➤ 4-Piece</li> <li>➤ Air Jet Tub, Separate Stall Shower, Linen Closet and Heated Floor</li> </ul>
Second Bedroom	<p>14'10" x 11'4" 4.29 x 3.47 m.</p>	<ul style="list-style-type: none"> <li>➤ Double Mirrored Closet</li> <li>➤ Light Stained Bamboo Floors</li> <li>➤ Spot Lighting</li> <li>➤ Roche Bobois Wall Unit</li> <li>➤ Crown Mouldings and Baseboards</li> <li>➤ Wall-to-Wall Windows</li> <li>➤ West Exposure with Views of the Yard and Pool</li> </ul>
Main Washroom		<ul style="list-style-type: none"> <li>➤ 3-Piece</li> </ul>
Balcony	<p>11'5" x 8'5" 3.50 x 2.59 m.</p>	<ul style="list-style-type: none"> <li>➤ Two Walk-Outs</li> <li>➤ West Exposure Over Yard and Pool</li> </ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>➤ GE Monogram Refrigerator (ice-maker may not be functional)</li> <li>➤ Ceran Stove-Top</li> <li>➤ Thermador Oven</li> <li>➤ Panasonic Microwave</li> <li>➤ Miele Dishwasher</li> <li>➤ Best Exhaust</li> <li>➤ Sub-Zero Wine Refrigerator</li> <li>➤ Maytag Washer</li> <li>➤ Maytag Dryer</li> <li>➤ Electric Light Fixtures</li> <li>➤ Window Coverings</li> <li>➤ Closet Organizers</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>➤ Wall Sculpture on Balcony Wall</li> <li>➤ Mirror in Foyer</li> <li>➤ Two Sconces in Dining Room</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>➤ MTCC 769, Level 4, Unit 10</li> </ul>

- Maintenance Fee
  - \$1,692.23 Per Month
  - Includes: Water, Heat, Hydro, Cable TV, Central Air. Building Insurance, Common Elements and Parking
  
- Taxes
  - \$5,468.56 Per Annum (2021)
  
- Parking
  - One Owned Underground Parking Space
  - Known as B#66
  
- Locker
  - One Out-of Suite Locker
  - Known as A#152
  
- Possession
  - Immediate or To Be Arranged
  
- Building Amenities
  - 24 Hr. Gatehouse
  - Exercise Room
  - Party/Meeting Room
  - Recreation Room
  - Outdoor Pool
  - Visitor Parking



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate as per the builder's plan. 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.