

Welcome To

## 3600 Yonge St. #939

### Governor's Hill II

#### Foyer

- Double Closet
- Tile Flooring

#### Living Room

24'6" x 19'3"  
7.49 x 5.88m

- L-Shaped
- 9ft. Ceilings
- Crown Mouldings and Baseboards
- Combined with Dining Room
- Broadloom

#### Dining Room

24'6" x 12'2"  
7.49 x 3.71m

- Combined with Living Room
- Crown Mouldings and Baseboards
- 9ft. Ceilings
- French Doors Opening into Family Room
- Pendant Lighting

#### Family Room

14'8" x 10'2"  
4.51 x 3.10m

- Gas Fireplace
- Track Lighting
- 9ft. Ceilings
- Sliding French Doors Opening to Combined Living and Dining Room
- Crown Mouldings and Baseboards
- Sheer Window Draperies
- Floor-to-Ceiling Windows
- Walk-Out to Balcony with East Views

#### Kitchen

10'7" x 8'7"  
3.26 x 2.65m

- Granite Countertops
- Mirrored Backsplash
- 9ft. Ceilings
- Plentiful Wood Cabinetry & Counter Space
- Under Cabinet Lighting
- Tile Flooring
- Pot Lights and Overhead Lighting



Breakfast Area	10'6" x 8'3" 3.23 x 2.53m	<ul style="list-style-type: none"> <li>➤ Large Window with Eastern Exposure</li> <li>➤ Overhead Lighting</li> <li>➤ Tile Flooring</li> <li>➤ 9ft. Ceilings</li> </ul>
Primary Bedroom	20'6" x 12'6" 6.27 x 3.84m	<ul style="list-style-type: none"> <li>➤ Walk-In Closet, Double Closet, and Linen Closet</li> <li>➤ Large Window with Eastern Exposure</li> <li>➤ Window Draperies</li> <li>➤ Overhead Lighting and Wall Sconces</li> <li>➤ Broadloom</li> </ul>
Primary Ensuite		<ul style="list-style-type: none"> <li>➤ 5-Piece</li> </ul>
Second Bedroom	13'6" x 10'6" 4.14 x 3.23m	<ul style="list-style-type: none"> <li>➤ Walk-In Closet</li> <li>➤ Vertical Blinds</li> <li>➤ Broadloom</li> <li>➤ Large Window with Eastern View</li> </ul>
Second Bedroom Ensuite		<ul style="list-style-type: none"> <li>➤ 3-Piece</li> </ul>
Ensuite Laundry		<ul style="list-style-type: none"> <li>➤ Washer and Dryer</li> <li>➤ Laundry Sink</li> </ul>
Balcony		<ul style="list-style-type: none"> <li>➤ Eastern Exposure</li> </ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>➤ Black Refrigerator</li> <li>➤ Frigidaire Gallery Stove</li> <li>➤ Maytag Dishwasher</li> <li>➤ Frigidaire Gallery Microwave Oven</li> <li>➤ Maytag Washer and Dryer</li> <li>➤ Electric Light Fixtures</li> <li>➤ Window Coverings</li> <li>➤ Broadloom where laid</li> <li>➤ Central Vacuum System</li> </ul>
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Legal Description	<ul style="list-style-type: none"> <li>➤ MTCP 1331</li> <li>➤ Level 9, Unit 13</li> </ul>
Maintenance Fee	<ul style="list-style-type: none"> <li>➤ \$1,809.64 per month</li> <li>➤ Includes: Water, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, and One Parking Space.</li> </ul>
Taxes	<ul style="list-style-type: none"> <li>➤ \$6,550.06 per Annum (2021)</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>➤ Heat Pump Gas Heating</li> <li>➤ Central Air Conditioning</li> </ul>
Parking	<ul style="list-style-type: none"> <li>➤ One Owned Parking Space</li> <li>➤ Known As Level B, Unit 97</li> </ul>
Locker	<ul style="list-style-type: none"> <li>➤ One Out-of-suite Exclusive Locker</li> <li>➤ Known As Level 1, Unit 3</li> </ul>
Possession	<ul style="list-style-type: none"> <li>➤ 30 Days or To Be Arranged</li> </ul>
Building Amenities	<ul style="list-style-type: none"> <li>➤ 24 Hr. Concierge</li> <li>➤ Car Wash</li> <li>➤ Large Heated Indoor Pool</li> <li>➤ Sauna</li> <li>➤ Exercise Room</li> <li>➤ Visitor Parking</li> </ul>

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.

