

Welcome To

## 3900 Yonge St. #317

### York Mills Place

Foyer	12'8" x 5'5" 3.88 x 1.67m	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ Natural Coloured Parquet Flooring</li><li>➤ Linen Closet</li></ul>
Living Room	16' x 11'8" 4.87 x 3.59m	<ul style="list-style-type: none"><li>➤ Wall-to-wall Window</li><li>➤ Natural Coloured Parquet Flooring</li><li>➤ Walk-Out to Balcony with North Views</li><li>➤ Combined with Dining Room</li><li>➤ Track Lighting</li></ul>
Dining Room	13'5" x 9'10" 4.11 x 3.02m	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Natural Coloured Parquet Flooring</li><li>➤ Walk-Out to Balcony with North Views</li></ul>
Kitchen	14' x 9'7" 4.27 x 2.95m	<ul style="list-style-type: none"><li>➤ Renovated</li><li>➤ Stone Countertops</li><li>➤ Tumbled Marble Backsplash</li><li>➤ Stainless Steel Appliances</li><li>➤ Oversized Porcelain Tile Flooring</li><li>➤ Plentiful Cabinetry &amp; Counter Space</li><li>➤ Built-In Desk</li><li>➤ Pot Lights</li></ul>
Primary Bedroom	17'7" x 11'1" 5.40 x 3.38m	<ul style="list-style-type: none"><li>➤ Walk-In Closet with Closet Organizers + Track Lighting</li><li>➤ Natural Coloured Parquet Flooring</li><li>➤ Window Draperies</li><li>➤ 3-piece ensuite</li><li>➤ Broadloom</li></ul>
Second Bedroom	15' x 10'3" 4.57 x 3.14m	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ Natural Coloured Parquet Flooring</li><li>➤ Track Lighting</li><li>➤ Window Blinds</li></ul>



Main Bathroom		<ul style="list-style-type: none"> <li>➤ Renovated Vanity with Large Medicine Cabinet</li> <li>➤ 3-Piece</li> </ul>
Ensuite Laundry		<ul style="list-style-type: none"> <li>➤ Stacked Washer and Dryer</li> </ul>
Balcony	21'4" x 7'4" 6.52 x 2.25m	<ul style="list-style-type: none"> <li>➤ Northern Exposure</li> </ul>

## Additional Information

Inclusions		<ul style="list-style-type: none"> <li>➤ GE Profile Stainless-Steel Refrigerator</li> <li>➤ GE Profile Stainless-Steel Stove</li> <li>➤ GE Profile Stainless-Steel Dishwasher</li> <li>➤ GE Profile Stainless-Steel Microwave Oven</li> <li>➤ Maytag Stacked Washer and Dryer</li> <li>➤ Electric Light Fixtures</li> <li>➤ Window Coverings</li> <li>➤ Broadloom where laid</li> </ul>
Legal Description		<ul style="list-style-type: none"> <li>➤ MTCC 620</li> <li>➤ Level 3, Unit 11</li> </ul>
Maintenance Fee		<ul style="list-style-type: none"> <li>➤ \$1,456.06 per month</li> <li>➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, and One Parking Space.</li> </ul>
Taxes		<ul style="list-style-type: none"> <li>➤ \$4,215.99 per Annum (2021)</li> </ul>
Heating/Cooling		<ul style="list-style-type: none"> <li>➤ Heat Pump Electric Heating</li> <li>➤ Central Air Conditioning</li> </ul>
Parking		<ul style="list-style-type: none"> <li>➤ Two Owned Parking Space</li> <li>➤ Known As Level 5, Unit 16 &amp; Level 5, Unit 17</li> <li>➤ One Exclusive Parking Space</li> <li>➤ Known As Level B, Unit 27</li> </ul>
Locker		<ul style="list-style-type: none"> <li>➤ One Out-of-suite Exclusive Locker</li> <li>➤ Known As Level G3, Unit B10</li> <li>➤ 6' x 4' x 7' (Depth x Width x Height)</li> </ul>
Possession		<ul style="list-style-type: none"> <li>➤ 60 Days or To Be Arranged</li> </ul>
Building Amenities		<ul style="list-style-type: none"> <li>➤ 24 Hr. Concierge</li> <li>➤ On-Site Property Manager</li> </ul>

- Large Heated Indoor Pool
- Jacuzzi
- Exercise Room
- Party/Meeting Room
- Beautifully Landscaped Grounds with Private Parkette
- Outdoor Lounge Area
- 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 furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.

