

Welcome To

1700 Avenue Road #302

Foyer	3.35 x 2.13m 11' x 7'	<ul style="list-style-type: none">• Double Closet• Inverted Ceiling• Engineered Grey Hardwood Floors
Powder Room		<ul style="list-style-type: none">• 2-Piece• Smooth Stone Counter-Top
Living Room	10.10 x 5.79m 36' x 19'	<ul style="list-style-type: none">• Open Concept• Engineered Grey Hardwood Floors• Floor-to-Ceiling Windows• Walk-Out to Wrap-Around Terrace
Dining Room	10.10 x 5.79m 36' x 19'	<ul style="list-style-type: none">• Combined with Living Area• Engineered Grey Hardwood Floors• Floor-to-Ceiling Windows• Walk-Out to Wrap-Around Terrace
Den	4.57 x 3.05m 15' x 10'	<ul style="list-style-type: none">• Open Concept• Engineered Grey Hardwood Floors• Floor-to-Ceiling Windows
Kitchen	3.99 x 2.47m 13'11" x 8'10"	<ul style="list-style-type: none">• Oversized Breakfast Bar (Upgraded)• Irpinia White Kitchen Cabinetry• Smooth Stone Counter-Tops and Backsplash• Track Lights• Overlooks the Living/Dining Area
Primary Bedroom	5.48 x 3.05m 18' x 10'	<ul style="list-style-type: none">• Walk-In Closet• Engineered Grey Hardwood Floors• Walk-Out to Wrap-Around Terrace
Primary Ensuite Bath		<ul style="list-style-type: none">• 5-Piece• Double Sink Vanity (upgraded)• Smooth Stone Counter-Top• Chrome Shower Niche• Backsplash and Tile Floor• Separate Tub and Glass Enclosed Shower
Second Bedroom	4.26 x 3.05m 14' x 10'	<ul style="list-style-type: none">• Double Closet• Engineered Grey Hardwood Floors• Floor-to-Ceiling Windows
Main Bathroom		<ul style="list-style-type: none">• 3-Piece• Single Sink Vanity, Glass Enclosed Shower• Smooth Stone Counter-Top

Laundry Room

- Sink
- Side-by-Side Washer and Dryer

Terrace

- Wrap-Around
- Gas Hook-Up and Electrical Outlet
- North and West Views

Additional Information

Inclusions

- Sub-Zero Refrigerator
- Gas Wolf Stove with 6-Burners
- Wolf Microwave
- Asko Dishwasher
- Sirius Exhaust
- Maytag Washer
- Maytag Dryer
- Electric Light Fixtures Including 2 Above Island in Kitchen

Maintenance Fee

- \$1,477.91 per month
- Includes: common elements, building insurance and parking

Property Taxes

- \$10,570.52 per annum (2022)
- Taxes Have Not Been Assessed Yet, Amount is Based on MPAC Shown

Parking/Locker

- Two Deeded Parking Spaces
- Known as Level B, Units #25 and #53
- One Deeded Out-of-Suite Locker
- Known as Level B, Unit 113

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning

Possession

- Immediate or To Be Arranged

Building Amenities

- 24 Hr. Concierge
- Gym
- Party Room
- Expansive Roof-Top Terrace
- Guest Suite



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