

Welcome To

350 Lonsdale Road #PH02

Foyer	9'2" x 6'9" 2.80 x 2.10m	<ul style="list-style-type: none">• Double Door Entry• Mirrored Ceiling• Double Closet• White with Grey Marble Floors• French Doors with Stained Glass Inlay
Powder Room		<ul style="list-style-type: none">• 2-Piece
Living Room	31'10" x 16'8" 9.48 x 5.12m	<ul style="list-style-type: none">• White with Grey Marble Floors• Walk-Out to Terrace with South Views• 9' 6" Ceilings
Dining Room	31'10" x 16'8" 9.48 x 5.12m	<ul style="list-style-type: none">• White with Grey Marble Floors• Combined with Living Area• 9'6" Ceilings
Kitchen	17' x 10' 5.18 x 3.05m	<ul style="list-style-type: none">• Eat-in• Granite Counter-Tops• Built-in Granite Table• Tile Backsplash and Floor
Primary Bedroom	17'2" x 14' 5.24 x 4.26m	<ul style="list-style-type: none">• Two Mirrored Wall-to-Wall Closets• Walk-In to Dressing Area with Vanity• French Doors with Stained Glass Inlay• Parquet Floors• Walk-Out to Terrace with East Views
Primary Ensuite Bathroom		<ul style="list-style-type: none">• 4-Piece• Mirrored Ceiling• Single Sink Vanity, Toilet, Bidet and Enclosed Shower
Second Bedroom	14'8" x 11'6" 4.51 x 3.53m	<ul style="list-style-type: none">• Wall-to-Wall Closet• Parquet Floors• Picture Window with East Views

Third Bedroom/Den	14' x 10'6" 4.26 x 3.23	<ul style="list-style-type: none"> • Parquet Floors • Picture Window with East Views
Main Bathroom		<ul style="list-style-type: none"> • 3-Piece
Laundry Room	12'8" x 6'6" 3.90 x 2.01m	<ul style="list-style-type: none"> • Sink • Side-by-Side Washer and Dryer
Terrace	33'3" x 5'7" 10.14 x 1.73m	<ul style="list-style-type: none"> • South Views
Terrace	33'8" x 14'2"	<ul style="list-style-type: none"> • East Views

Additional Information

Inclusions	<p>All Chattels and Fixtures are "As is, Where is"</p> <ul style="list-style-type: none"> • Samsung Refrigerator • Samsung Stove • Whirlpool Dishwasher • Maytag Washer • GE Dryer • Existing Electric Light Fixtures • Existing Window Coverings
Legal Description	<ul style="list-style-type: none"> • YCP 158 • Level 7, Unit 2
Property Taxes	<ul style="list-style-type: none"> • \$6,574.50 per annum (2021)
Maintenance Fee	<ul style="list-style-type: none"> • \$2,445.95 per month • Includes: heat, water, hydro, cable t.v., central air conditioning, building insurance, common elements and parking
Heating/Cooling	<ul style="list-style-type: none"> • Electric Radiant Heating • Central Air Conditioning
Parking/Locker	<ul style="list-style-type: none"> • One Exclusive Use Underground Parking Space • Known As #3 • One Exclusive Use Out-of-Suite Locker • Known As 3PH2

Possession

- Immediate/To Be Arranged

Amenities

- 24 Hr. Concierge
- Exercise Room
- Indoor Pool
- Recreation Room
- Roof-Top Terrace
- 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.