



38 Avoca Avenue #PH7

Avoca Vale

Foyer			<ul style="list-style-type: none">➤ Mirrored Double Closet➤ Travertine Floors
Living Room	6.21 x 3.35 m	20'4" x 11'	<ul style="list-style-type: none">➤ Gas Fireplace with Stone Surround➤ Dark Stained Hardwood Floors➤ 9 Ft. Ceilings➤ West Views➤ Walk-Out to Balcony
Dining Room	6.21 x 3.35 m	20'4" x 11'	<ul style="list-style-type: none">➤ Combined with Living Room➤ Dark Stained Hardwood Floors➤ Track Lights➤ 9 Ft. Ceilings
Kitchen	3.01 x 2.92 m	9'9" x 9'6"	<ul style="list-style-type: none">➤ Breakfast Counter➤ Track Lights➤ Backsplash➤ Travertine Floor
Primary Bedroom	4.26 x 3.04 m	14' x 10'	<ul style="list-style-type: none">➤ Mirrored Double Closet➤ Broadloom➤ Picture
Main Bathroom			<ul style="list-style-type: none">➤ 4-Piece with Jacuzzi Tub
Ensuite Laundry			<ul style="list-style-type: none">➤ Stacked Washer and Dryer➤ Tile Floor
Balcony	3.10 x 1.88 m	10'2" x 6'2"	<ul style="list-style-type: none">➤ West Views

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Samsung Refrigerator➤ Samsung Stove➤ Whirlpool Dishwasher➤ Broan Exhaust Fan➤ Stacked Washer and Dryer➤ Window Coverings and Drapery Rods➤ Electric Light Fixtures➤ Broadloom Where Laid➤ Smart Thermostat & Smart Door Lock
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Maintenance Fees	<ul style="list-style-type: none"> ➤ \$793.68 per Month ➤ Includes: Heat, Water, Hydro, Central Air Conditioning, Cable T.V., Common Elements, Building Insurance and Parking
Legal Description	<ul style="list-style-type: none"> ➤ MTCC 1190 ➤ Level 16, Unit 5
Taxes	<ul style="list-style-type: none"> ➤ \$2540.37 per Annum (2022)
Exposure	<ul style="list-style-type: none"> ➤ West
Parking	<ul style="list-style-type: none"> ➤ One Owned Underground Parking Space ➤ Known As Level B, Unit #29
Locker	<ul style="list-style-type: none"> ➤ Use of One Exclusive Out-of-Suite Locker ➤ Known As Level A, Unit #51
Building Amenities	<ul style="list-style-type: none"> ➤ 24 Hr. Concierge ➤ Gym ➤ Library ➤ Party Room with Caterer's Kitchen ➤ Outdoor Courtyard with BBQ ➤ Visitor Parking
Possession	<ul style="list-style-type: none"> ➤ 30 Days or To Be Arranged



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.