



Welcome To

3800 Yonge St. #414

Governor's Hill I

Foyer		<ul style="list-style-type: none">➤ Walk-In Closet➤ Mirrored Wall➤ Tile Floors
Powder Room		<ul style="list-style-type: none">➤ 2-Piece
Living Room	6.97 x 4.32m 22'9" x 14'2"	<ul style="list-style-type: none">➤ L-Shaped➤ Open to Dining Room➤ Hardwood Floors➤ French Doors Opening into Sunroom
Dining Room	4.45 x 4.23m 14'6" x 13'9"	<ul style="list-style-type: none">➤ Open to Living Room➤ Hardwood Floors➤ Mirrored Wall
Sunroom	4.96 x 3.84m 16'3" x 12'6"	<ul style="list-style-type: none">➤ Picture Windows➤ Hardwood Floors➤ Two Walk-Outs to Each Terrace with Ravine Views
Kitchen	5.88 x 2.83m 19'3" x 9'3"	<ul style="list-style-type: none">➤ Mirrored Backsplash➤ Plentiful Cabinetry & Counter Space➤ Under Cabinet Lighting➤ Tile Flooring➤ Pot Lights and Overhead Lighting➤ Eat-In Area➤ French Doors From Dining Area➤ Walk-Out to Terrace with Ravine Views
Primary Bedroom	5.48 x 3.66m 18' x 12'	<ul style="list-style-type: none">➤ Two Walk-In Closets➤ Broadloom➤ Floor to Ceiling Windows➤ Pot Lights➤ Walk-out to Terrace with Ravine Views
Primary Ensuite		<ul style="list-style-type: none">➤ 6-Piece➤ Vanity with Double Sinks, Enclosed Shower, Jacuzzi Tub, Toilet, Bidet

Second Bedroom	4.35 x 3.04m 14'3" x 10'	<ul style="list-style-type: none"> ➤ Walk-In Closet and Double Closet ➤ Broadloom ➤ Walk-Out to Terrace with Ravine Views
Main Bathroom		<ul style="list-style-type: none"> ➤ 4-Piece
Den	5.02 x 3.32m 16'5" x 10'9"	<ul style="list-style-type: none"> ➤ Built-In Wall Unit ➤ Hardwood Floors ➤ French Doors From Foyer ➤ Floor to Ceiling Windows ➤ Walk-Out to Terrace with Ravine Views
Ensuite Laundry		<ul style="list-style-type: none"> ➤ Washer and Dryer ➤ Laundry Sink
Terrace	5.76 x 2.31m 18'9" x 7'6"	<ul style="list-style-type: none"> ➤ West Exposure with Ravine Views
Terrace	6.64 x 3.04m 21'8" x 10'	<ul style="list-style-type: none"> ➤ West Exposure with Ravine Views

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Subzero Refrigerator ➤ Stove Top-Range ➤ Dacor Oven ➤ Panasonic Microwave ➤ GE Dishwasher ➤ Maytag Stacked Washer and Dryer ➤ Electric Light Fixtures ➤ Window Coverings ➤ Broadloom Where Laid ➤ Built-In Humidifier
Legal Description	<ul style="list-style-type: none"> ➤ MTCC 871 ➤ Level 4, Unit 13
Maintenance Fee	<ul style="list-style-type: none"> ➤ \$2,837.30 per month ➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, and Three Parking Spaces.
Taxes	<ul style="list-style-type: none"> ➤ \$7,709.58 per Annum (2021)



- Heating/Cooling
 - Forced Air Gas Heating
 - Central Air Conditioning

- Parking
 - Three Deeded Parking Spaces
 - Known As Level B, Units #94, #95 and #105

- Locker
 - One Out-of-Suite Exclusive Locker
 - Known As Level B, Unit #105

- Possession
 - Immediate or To Be Arranged

- Building Amenities
 - 24 Hrs Gatehouse
 - Concierge
 - Indoor Pool
 - Dry Sauna and Steam Room
 - Squash Court and Racquet Ball Court
 - Golf Driving Range
 - Billiards and Shuffleboard
 - Exercise Room
 - Meeting and Event Room with Catering Kitchen
 - 8 Guest Suites
 - Library
 - Visitor Parking
 - Onsite Property Manager

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INTERNATIONAL REALTY

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.