



Welcome To

# *120 Rosedale Valley Rd. #701*

Foyer	14'6" x 4'6" 4.45 x 1.40m	<ul style="list-style-type: none"><li>• Parquet Floors</li><li>• Double Closet</li><li>• Pot Lights</li></ul>
Living Room	23'6" x 16'6" 7.19 x 5.06m	<ul style="list-style-type: none"><li>• Open Concept</li><li>• Wood-Burning Fireplace</li><li>• Two Niche Built-Ins With Glass Shelving, Cabinets and Accent Lighting</li><li>• Picture Windows With California Shutters and West Views</li><li>• Parquet Floors</li><li>• Crown Mouldings and Baseboards</li><li>• Custom Radiator Covers</li></ul>
Dining Room	14' x 10'4" 4.27 x 3.17m	<ul style="list-style-type: none"><li>• Separate Room</li><li>• Double Entryway Opening To Living Area</li><li>• Crown Mouldings and Baseboards</li><li>• Picture Windows With California Shutters</li><li>• Parquet Floors</li><li>• Custom Radiator Covers</li><li>• Walk-Out to Spacious Balcony Overlooking Western Vistas</li></ul>
Kitchen	11'5" x 8'10" 3.51 x 2.47m	<ul style="list-style-type: none"><li>• Renovated</li><li>• Single Open Entry Into Dining Area and Double Door Entry Into Hallway</li><li>• Glass Tile Backsplash</li><li>• Quartz Countertops</li><li>• Downsvie Cabinetry</li><li>• Hardwood Floors</li><li>• Integrated Stainless-Steel Appliances</li><li>• Pot Lights</li></ul>
Hallway	9'4" x 7' 2.87 x 2.13m	<ul style="list-style-type: none"><li>• Pantry Closet</li><li>• In-Suite Locker</li><li>• Linen Closet</li><li>• Parquet Floors</li><li>• Pot Lights</li></ul>

Main Washroom		<ul style="list-style-type: none"> <li>• 3-Piece</li> </ul>
Primary Bedroom	17' x 11' 5.18 x 3.35m	<ul style="list-style-type: none"> <li>• Two Single Closets</li> <li>• Picture Windows with California Shutters</li> <li>• Parquet Floors</li> <li>• Crown Mouldings and Baseboards</li> <li>• Walk-Out to Balcony with Southern Cityscape, Park and Pool Vistas</li> </ul>
Primary Ensuite Washroom		<ul style="list-style-type: none"> <li>• Renovated</li> <li>• 4-Piece</li> </ul>
Second Bedroom	14'6" x 11'9" 4.42 x 3.63m	<ul style="list-style-type: none"> <li>• Double Closet</li> <li>• Parquet Floors</li> <li>• Picture Windows with California Shutters</li> <li>• Walk-Out To South Balcony Overlooking Cityscape, Park and Pool</li> </ul>
Third Bedroom	14'6" x 10'10" 4.42 x 3.32m	<ul style="list-style-type: none"> <li>• Double Closet</li> <li>• Parquet Floors</li> <li>• Built-In Entertainment Unit With Lower Cabinets</li> <li>• Picture Windows with California Shutters and Southern Views</li> </ul>
Balcony	24' x 6'	<ul style="list-style-type: none"> <li>• Western Views</li> </ul>
Balcony	16'6" x 6'	<ul style="list-style-type: none"> <li>• Southern Views</li> </ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>• Fisher &amp; Paykel Stainless Steel Refrigerator</li> <li>• Whirlpool Stainless Steel Stove</li> <li>• Broan Exhaust (White)</li> <li>• Panasonic Microwave (White)</li> <li>• Whirlpool Stainless Steel Dishwasher</li> <li>• Window Coverings and California Shutters</li> <li>• Electric Light Fixtures Except Where Excluded</li> <li>• Custom Radiator Covers</li> <li>• 2 Ductless A/C Units and 1 Wall A/C Unit</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>• Electric Light Fixtures in Dining Room and Bedrooms 2 &amp; 3</li> </ul>



Legal Description

- Shares: 20
- Corporation Name: Arbour Glen Apartments Limited

Maintenance Fees

- \$2,138.28 per month
- Includes: property taxes, heat, water, cable tv, common elements, building insurance and parking (underground rental)

Parking/Locker

- Use of One Rented Underground Parking Space (to be arranged by buyer)
- Use of One Exclusive Out-of-Suite Storage Locker
- Cage Style: 3'3" x 6'

Heating and Cooling

- Hot Water Gas
- Two Ductless A/C Units and One A/C Wall Unit

Possession

- 60 Days or To Be Arranged

Building Amenities

- 24 Hr. Concierge
- Updated Gym with New Equipment
- Heated Saltwater Outdoor Pool
- Sauna
- 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.