



Welcome To

40 Rosehill Avenue, Penthouse-H

Gallery	13' x 8' 3.96 x 2.43m	<ul style="list-style-type: none">• Elevator Directly Opens Into the Suite• Walk-In Closet• Double Closet• Built-In Display Curio Cabinet with Glass Shelves and Storage• Dark Stained Herringbone Hardwood Floors• Crown Mouldings and Baseboards
Powder Room		<ul style="list-style-type: none">• 2-Piece
Living Room	30'9" x 20'6" 9.41 x 6.27m	<ul style="list-style-type: none">• Wood-Burning Fireplace• Built-In Bookcase• Floor-to-Ceiling Windows with South Views• Dark Stained Herringbone Hardwood Floors• Crown Mouldings and Baseboards
Dining Room	17' x 11'4" 5.18 x 3.47m	<ul style="list-style-type: none">• Separate• Pocket Doors• Floor-to-Ceiling Windows with East Views• Dark Stained Herringbone Hardwood Floors• Crown Mouldings and Baseboards
Kitchen	20'3" x 10'9" 6.18 x 3.32m	<ul style="list-style-type: none">• Swing Door from Dining Area• Centre Island• Tile Backsplash• Corian Counter-Tops• Dark Stained Herringbone Hardwood Floors• Track Lights
Breakfast Room	20'3" x 10'9" 6.18 x 3.32m	<ul style="list-style-type: none">• Combined with the Kitchen• Floor-to-Ceiling Windows with East Views• Dark-Stained Herringbone Hardwood Floors
Den/Sunroom	11'3" x 10'3" 3.44 x 3.13m	<ul style="list-style-type: none">• Wrap-Around Window• Built-In Media Unit with Shelving• Walk-Out to Balcony with South and East Views

Primary Bedroom	24'5" x 18'4" 7.46 x 5.60m	<ul style="list-style-type: none"> • Walk-In Closet with Double Mirrored Closet with Built-In Drawers • Broadloom • Walk-Out to Wrap-Around Balcony with North and East Views
Primary Ensuite Bathroom		<ul style="list-style-type: none"> • 5-Piece • Double Sinks, Glass Enclosed Shower, Bidet and Toilet
Second Bedroom	18'6" x 11'3" 5.66 x 3.44m	<ul style="list-style-type: none"> • Walk-In Closet Plus Double Mirrored Closet • Broadloom • Track Lights • Floor-to-Ceiling Windows with East Views • East Views
Main Bathroom		<ul style="list-style-type: none"> • 4-Piece, Semi Ensuite
Third Bedroom	15'6" x 11'3" 4.75 x 3.44m	<ul style="list-style-type: none"> • Two Double Mirrored Closet • Broadloom • Floor-to-Ceiling Windows with East Views
Laundry Room		<ul style="list-style-type: none"> • Sink
Balcony		<ul style="list-style-type: none"> • Wrap-Around with South and East Views
Balcony		<ul style="list-style-type: none"> • Wrap-Around with North and East Views

Additional Information

Inclusions	<ul style="list-style-type: none"> • Sub-Zero Refrigerator • Kitchen Aid Stove • GE Oven • Panasonic Microwave • Miele Dishwasher • Best Exhaust • LG Frontload Washer • LG Frontload Dryer • Window Coverings • Electric Light Fixtures Except Where Excluded • Broadloom Where Laid • Central Vacuum and any related attachments
------------	--

Exclusions	<ul style="list-style-type: none">• Light Fixture Dining• Sconces
Legal Description	<ul style="list-style-type: none">• MTCC 773• Level 12, Unit 2
Property Taxes	<ul style="list-style-type: none">• \$10,294.19 per annum (2021)
Maintenance Fees	<ul style="list-style-type: none">• \$3,906.46 per month• Includes: water, common elements, building insurance and parking
Parking/Locker	<ul style="list-style-type: none">• Three Deeded Underground Parking Spaces• Known as Level B/ #14, #33 and #44• One Exclusive Use Out-of-Suite Storage Locker• Known as Level Level BL/#14 (P2/# #37)
Heating Cooling	<ul style="list-style-type: none">• Forced Air Gas• Central Air Conditioning
Possession	<ul style="list-style-type: none">• Dec 1st or To Be Arranged
Building Amenities	<ul style="list-style-type: none">• 24 Hr. Concierge• Exercise Room• Indoor Pool• Sauna• Party/Meeting Room• Splendid Garden and Patio• Visitor Parking• Onsite Property Management