



10 Avoca Avenue #701
Avoca Apartments Limited

Foyer	13'8" x 3'5"	4.20 x 1.06 m	<ul style="list-style-type: none"> ➤ Mirrored Double Closet + Single Closet ➤ Light-Stained Parquet Floors
Powder Room			<ul style="list-style-type: none"> ➤ 2-Piece
Living Room	18'9" x 13'9"	5.76 x 4.23 m	<ul style="list-style-type: none"> ➤ Light-Stained Parquet Floors ➤ L-Shaped ➤ Cornice Mouldings and Baseboards ➤ Walk-Out to Wrap-Around Balcony
Dining Room	9'5" x 9'1"	2.89 x 2.77 m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Light-Stained Parquet Floors ➤ Floor-to-Ceiling Windows With Northwest Exposure
Kitchen	7'5" x 6'8"	2.28 x 2.07 m	<ul style="list-style-type: none"> ➤ Vinyl Floors ➤ Floor-To Ceiling Windows
Primary Bedroom	13'9" x 11'3"	4.23 x 3.44 m	<ul style="list-style-type: none"> ➤ Light-Stained Parquet Floors ➤ Floor-To-Ceiling Windows ➤ Cornice Mouldings and Baseboards ➤ Double and Single Mirrored Closets With Organizers ➤ Double Closet With Organizers
Primary Ensuite			<ul style="list-style-type: none"> ➤ 4-Piece Ensuite
Second Bedroom	12'9" x 9'10"	3.93 x 2.98 m	<ul style="list-style-type: none"> ➤ Light-Stained Hardwood Floors ➤ Single Closet ➤ Cornice Mouldings and Baseboards ➤ Opens to Combined Living and Dining Area ➤ Walk-Out to Balcony With Northwest Vistas

Balcony

78' x 7'5"

15.02 x 2.19 m

➤ Northwest Vistas

Additional Information

Inclusions

- Kenmore Refrigerator
- Hotpoint Stove
- GE Dishwasher
- Window Coverings Except Where Excluded
- Electric Light Fixtures Except Where Excluded

Exclusions

- Dining Room Fixture
- Foyer Valence and Drapes
- Second Bedroom Drapes

Maintenance Fees

- \$1,889.73 per month
- Includes: Property Taxes, Heat, Water, Hydro, Central Air Conditioning, Cable T.V., Common Elements, and Building Insurance

Legal Description

- Shares: 30
- Level 7, Unit 701
- Corporation Name: Avoca Apartments Limited

Heating and Cooling

- Forced Air Gas
- Central Air Conditioning

Exposure

- Northwest

Parking

- Rental Parking \$80 per month

Locker

- Use of One Exclusive Out-of-Suite Locker
- Known As Level B, Room 1, #41

Building Amenities

- 24 Hr. Concierge
- Exercise Room
- Sauna
- Car Wash
- Party Room/Meeting Room
- Outdoor Pool
- Visitor Parking

Possession

- Immediate or To Be Arranged

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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.