

Welcome To
22 Shallmar Blvd. #310
Academy Arms

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|--------------------------|--------------------------------|---|
| Foyer | 7'9" x 4'11" 2.40 x 1.25m | <ul style="list-style-type: none">➤ Mirrored Double Closet➤ Parquet Floors |
| Living Room | 13'5" x 12'13" 4.11 x 3.74m | <ul style="list-style-type: none">➤ Open Concept➤ Parquet Floors➤ Combined with Dining Room➤ Walk-Out to Balcony With North Beltline Views |
| Dining Room | 17'7" x 12'7" 5.39 x 3.87m | <ul style="list-style-type: none">➤ Combined with Living Room➤ Parquet Floors |
| Kitchen | 15'1" x 7'4" 4.60 x 2.25m | <ul style="list-style-type: none">➤ Renovated➤ Galley➤ Eat-In Area➤ Quartz Countertops➤ Large Picture Window➤ Subway Tile Backsplash➤ Pot Lights➤ Dark-Stained Laminate Floors |
| Primary Bedroom | 15'8" x 11'10" 4.81 x 3.38m | <ul style="list-style-type: none">➤ Walk-in Closet➤ Ceiling Fan➤ Window Coverings➤ Large Picture Window With Gorgeous North Beltline Views |
| Primary Ensuite Bathroom | | <ul style="list-style-type: none">➤ 3-Piece➤ Renovated➤ Medicine Cabinet |
| Second Bedroom | 18'5" x 9'11" 5.26 x 3.10m | <ul style="list-style-type: none">➤ Mirrored Double Closet➤ Parquet Floors➤ Window Coverings➤ Ceiling Fan➤ Large Window with West View |
| Third Bedroom | 12'6" x 10'9" 3.84 x 3.22m | <ul style="list-style-type: none">➤ Mirrored Double Closet➤ Parquet Floors➤ Large Picture Window with North Beltline Views |

Main Bathroom

- 4-Piece
- Renovated

Balcony

11'6" x 4'9"
3.53 x 1.49m

- North Beltline Views

Additional Information

Inclusions

- Frigidaire Gallery Stainless Steel Refrigerator
- KitchenAid Stainless Steel Stove
- Whirlpool Dishwasher
- Stainless Steel Microwave
- Electric Light Fixtures
- Window Coverings

Legal Description

- TSCC 1757
- Level 3, Unit 10

Maintenance Fee

- \$1,135.89 per month
- Includes: Heat, Water, Hydro, Central Air Conditioning, Common Elements, Building Insurance, Parking Space and Lockers

Taxes

- \$2,578.28 per Annum (2022)

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning

Locker

- One Out-of-Suite Locker

Possession

- Immediate or To Be Arranged

Building Amenities

- Security System
- Indoor Pool
- Library
- Visitor Parking

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ELLI DAVIS
SALES REPRESENTATIVE

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.