

Welcome To

62 Wellesley St. W. #702

Queen's Park Place Condos

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|-----------------|---------------|------------|---|
| Foyer | | | <ul style="list-style-type: none"> • Two Double Closets + Ensuite Storage Locker • Wainscoting • Crown Mouldings and Baseboards • Tile Floor |
| Living Room | 18' x 14'6" | 5.5 x 4.4m | <ul style="list-style-type: none"> • Sunken Room • Crown Mouldings and Baseboards • Window • Hardwood Floors • Walk into Solarium |
| Solarium | 18' x 8' | 5.5 x 2.4m | <ul style="list-style-type: none"> • Hardwood Floors • Wall to Wall Windows • Crown Mouldings and Baseboards • North Views |
| Dining Room | 12'5" x 11'3" | 3.8 x 3.4m | <ul style="list-style-type: none"> • Overlooks Living Area • Separate • Hardwood Floors • Wainscoting |
| Kitchen | 12" x 8'10" | 3.6 x 2.7m | <ul style="list-style-type: none"> • Renovated • Quartz Counter-Top • Under Cabinet and Foot Lighting • Stone Backsplash • Pot Lights • Stone Floor |
| Primary Bedroom | 16'5" x 11'6" | 5 x 3.5m | <ul style="list-style-type: none"> • Two Double Closets • Hardwood Floors • Crown Mouldings and Baseboards • Walk into Solarium |

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|-----------------|----------------|--------------|--|
| Solarium | 18'6" x 5' | 5.6 x 1.5m | <ul style="list-style-type: none"> • Hardwood Floors • Wall to Wall Windows • Crown Mouldings and Baseboards • North Views |
| Primary Ensuite | | | <ul style="list-style-type: none"> • 5-Piece • Renovated |
| Second Bedroom | 13'10" x 10'3" | 4.20 x 3.10m | <ul style="list-style-type: none"> • Closet • Hardwood Floors • Crown Mouldings and Baseboards |
| Main Washroom | | | <ul style="list-style-type: none"> • 3-Piece • Renovated |

Additional Information

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|-----------------|---|
| Inclusions | <ul style="list-style-type: none"> • Liebherr Stainless Steel Refrigerator • Miele Stainless Steel Stove • Bosch Stainless Steel Microwave • Bosch Dishwasher • Miele Stacked Washer and Dryer • Electric Light Fixtures • Window Coverings • Samsung TV + Brackets |
| Taxes | <ul style="list-style-type: none"> • \$4,044.37 per Annum (2022) |
| Maintenance | <ul style="list-style-type: none"> • \$1,194.83 per Month • Includes: heat, water, building insurance, common elements and parking |
| Heating/Cooling | <ul style="list-style-type: none"> • Forced Air Gas Heating • Central Air Conditioning |
| Parking | <ul style="list-style-type: none"> • One Deeded Underground Parking Space • Level B, Unit 39 |
| Possession | <ul style="list-style-type: none"> • June 1, 2023 or To Be Arranged |

Amenities

- 24 Hr. Concierge
- Fitness Room
- Squash Court
- Indoor Saltwater Pool on Top Floor
- Roof-Top Terrace
- Plentiful Visitor Parking

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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.