

Welcome To

# 1901 Yonge St. #901

## The Phoenix

|                          |                              |  |
|--------------------------|------------------------------|--|
| Foyer                    |                              | <ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Engineered Hardwood Floors</li> </ul>  |
| Living Room              | 17' x 10'3"<br>5.18 x 3.13m  | <ul style="list-style-type: none"> <li>➤ Open Concept</li> <li>➤ Track Lighting</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ 10' Ceilings (approximately)</li> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Juliette Balcony with East Views</li> </ul>     |
| Dining Room              | 11'6" x 8'<br>3.53 x 2.43m   | <ul style="list-style-type: none"> <li>➤ Combined with Living Room</li> <li>➤ Picture Windows</li> <li>➤ Engineered Hardwood Floors</li> </ul>   |
| Kitchen                  | 11'5" x 9'6"<br>3.50 x 2.92m | <ul style="list-style-type: none"> <li>➤ Updated</li> <li>➤ Oak Plank Luxury Laminate Floors</li> <li>➤ Refinished Cabinets and Hardware</li> <li>➤ Granite Countertops</li> <li>➤ Tile Backsplash</li> <li>➤ Breakfast Counter with Pass-Through</li> </ul> |
| Primary Bedroom          | 11'6" x 11'<br>3.53 x 3.35m  | <ul style="list-style-type: none"> <li>➤ Double Mirrored Closet</li> <li>➤ Linen Closet</li> <li>➤ Engineered Hardwood Floors</li> <li>➤ Large East-Facing Picture Windows</li> <li>➤ 10' Ceilings (approximately)</li> </ul>                                |
| Primary Ensuite Bathroom |                              | <ul style="list-style-type: none"> <li>➤ 3-Piece</li> <li>➤ Oak Plank Luxury Laminate Floors</li> <li>➤ Glass Enclosed Shower Stall, Toto Toilet, and Sink</li> </ul>  |
| Second Bedroom           | 13' x 10'<br>3.96 x 3.04m    | <ul style="list-style-type: none"> <li>➤ Mirrored Closet</li> <li>➤ Large East-Facing Picture Windows</li> <li>➤ Engineered Hardwood Floors</li> </ul>   |
| Main Bathroom            |                              | <ul style="list-style-type: none"> <li>➤ 4-Piece</li> <li>➤ Oak Plank Luxury Laminate Floors</li> <li>➤ Updated</li> </ul>   |
| Ensuite Laundry          |                              | <ul style="list-style-type: none"> <li>➤ LG Full-Size Stacked Tower Washer and Dryer</li> </ul>  |



## Additional Information

|                    |  |
|--------------------|--|
| Inclusions         | <ul style="list-style-type: none"><li>➤ GE Stainless Steel Refrigerator</li><li>➤ Maytag Stainless Steel Stove</li><li>➤ Whirlpool Stainless Steel Dishwasher</li><li>➤ Samsung Stainless Steel Microwave</li><li>➤ LG Full Size Stacked Tower Washer and Dryer</li><li>➤ Electric Light Fixtures</li><li>➤ Two Kitchen Stools</li></ul> |
| Legal Description  | <ul style="list-style-type: none"><li>➤ MTCC 1090</li><li>➤ Level 9, Unit 1</li></ul>  |
| Maintenance Fee    | <ul style="list-style-type: none"><li>➤ \$984.44 per month</li><li>➤ Includes: Heat, Water, Common Elements, Building Insurance and Parking</li></ul>  |
| Taxes              | <ul style="list-style-type: none"><li>➤ \$3,026.96 per annum (2022)</li></ul>  |
| Heating/Cooling    | <ul style="list-style-type: none"><li>➤ Forced Air Gas Heating</li><li>➤ Central Air Conditioning</li></ul>  |
| Parking            | <ul style="list-style-type: none"><li>➤ One Deeded Underground Parking Space</li><li>➤ Known As Level A, Unit 30</li></ul>   |
| Locker             | <ul style="list-style-type: none"><li>➤ One Exclusive Use Out-of-Suite Locker</li><li>➤ Known As Level 11, Unit S30</li></ul>  |
| Possession         | <ul style="list-style-type: none"><li>➤ Immediate or To Be Arranged</li></ul>  |
| Building Amenities | <ul style="list-style-type: none"><li>➤ Exercise Room on 11<sup>th</sup> Floor</li><li>➤ Rooftop Deck With Gas BBQ</li><li>➤ Visitor Parking</li></ul>   |

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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.