

Welcome To 278 Bloor St. E. Suite #1702

Foyer	11'5" x 8' 3.48 x 2.44 m	<ul style="list-style-type: none"> • Walk-In Closet • Tile Floors • Tray Ceiling • Pot Lighting
Living Room	24'10" x 13' 7.57 x 3.96 m	<ul style="list-style-type: none"> • Open Concept • Broadloom • North Ravine Views
Dining Room	24'10" x 13' 7.57 x 3.96 m	<ul style="list-style-type: none"> • Combined with Living Room • Broadloom • Mirrored Walls
Solarium	11'2" x 8' 3.40 x 2.44 m.	<ul style="list-style-type: none"> • Floor-to-Ceiling Windows • Broadloom • Track Lighting • Walk-Out to Open Balcony • North Ravine Views
Kitchen	21'9" x 8' 6.63 x 2.44 m.	<ul style="list-style-type: none"> • Updated • Tile Floors • Corian Counters and Backsplash • Tray Ceiling with Recessed Lighting • Under Cabinetry Lighting • Combined with Breakfast Area • Ensuite Laundry and Pantry • Window Overlooks Ravine
Den	13'2' x 11'5" 4.01 x 3.48m	<ul style="list-style-type: none"> • Built-In Shelves and Media Unit • Parquet Floors • Track Lighting • Window Overlooks Ravine
Primary Bedroom	17'4" x 11'10" 5.28 x 3.61 m	<ul style="list-style-type: none"> • Walk-In Closet • Broadloom • Track Lighting • Floor-to-Ceiling Window Overlooks Ravine

Primary Washroom		<ul style="list-style-type: none"> • Updated • 4-Piece Ensuite with Enclosed Shower • Linen Closet
Second Bedroom	14' x 10'5" 4.27 x 3.18 m	<ul style="list-style-type: none"> • Built-in Shelves and Desk • Double Closet • Broadloom • Floor-to-Ceiling Window Overlooking the Ravine
Washroom		<ul style="list-style-type: none"> • 4-Piece
Balcony	8'5" x 8' 2.59 x 2.43 m	<ul style="list-style-type: none"> • Stunning North Ravine Views

Additional Information

Inclusions:	<ul style="list-style-type: none"> • Kitchenaid Stainless Steel Refrigerator • Kitchenaid Stainless Steel Stove • GE Profile Performance Microwave • Miele Dishwasher • LG Stacked Washer and Dryer • Window Coverings • Electric Light Fixtures • Broadloom Where Laid
Legal Description	<ul style="list-style-type: none"> • MTCC 614, Level 17, Unit 2
Maintenance Fees	<ul style="list-style-type: none"> • \$1,412.61 per month • Includes: heat, water, basic cable t.v., central air conditioning, common elements, building insurance and parking
Property Taxes	<ul style="list-style-type: none"> • \$5,550.06 per annum (2023)
Parking/Locker	<ul style="list-style-type: none"> • One Deeded Underground Parking Space Known As D37 • One Exclusive Use Underground Parking Space Known As B38 • Exclusive Use of One Out-of-Suite Storage Locker Known As S2L17
Heating/Cooling	<ul style="list-style-type: none"> • Forced Air Gas Heating with Fan Coil Component • Central Air Conditioning
Possession	<ul style="list-style-type: none"> • End of September 2023 or to be arranged

Amenities

- 24 Hr. Concierge
- Exercise Room
- Library
- Indoor Pool and Hot Tub
- Sauna
- Party Room with Kitchen
- Bike Storage
- Car Wash
- 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.