

# 18 Lower Village Gate #612

## Village Gate

Foyer	9' x 8'3" 2.74 x 2.52m	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Parquet Floors</li> <li>➤ Mouldings and Baseboards</li> </ul>
Living Room	22'1" x 15'4" 6.73 x 4.67m	<ul style="list-style-type: none"> <li>➤ Combined with Dining Room</li> <li>➤ Parquet Floors</li> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Walk Out to Balcony</li> </ul>
Dining Room	11'5" x 8'2" 3.50 x 2.49m	<ul style="list-style-type: none"> <li>➤ Combined with Dining Room</li> <li>➤ Parquet Floors</li> <li>➤ Mouldings and Baseboards</li> </ul>
Den	13'2" x 11'5" 4.01 x 3.48m	<ul style="list-style-type: none"> <li>➤ Parquet Floors</li> <li>➤ Built-in Media Centre</li> <li>➤ Mouldings and Baseboard</li> <li>➤ Walk Out to Balcony</li> </ul>
Balcony	11'5" x 8'5" 3.50 x 2.59m	<ul style="list-style-type: none"> <li>➤ West Exposure</li> <li>➤ Overlooks Garden</li> </ul>
Kitchen	12'8" x 9'3" 3.86 x 2.82m	<ul style="list-style-type: none"> <li>➤ Renovated</li> <li>➤ Granite Countertops</li> <li>➤ Tile Backsplash</li> <li>➤ Breakfast Nook with Built-in Half Booth Seating with Built-in Above-Head Shelves</li> <li>➤ Pot Lights</li> <li>➤ Parquet Floors</li> <li>➤ Custom Cabinetry</li> <li>➤ Integrated Stainless Stain Appliances</li> </ul>
Primary Bedroom	22'1" x 12'11" 6.73 x 3.94m	<ul style="list-style-type: none"> <li>➤ Walk-in Closet</li> <li>➤ Broadloom</li> <li>➤ Double Mirror Closet</li> <li>➤ Mouldings and Baseboard</li> </ul>

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|-------------------|--------------------------------|--|
| 4-Piece Ensuite   |                                | <ul style="list-style-type: none"> <li>➤ Jacuzzi Tub, Two Sinks</li> <li>➤ Mouldings and Baseboard</li> </ul>              |
| Secondary Bedroom | 15'11" x 11'4"<br>4.85 x 3.45m | <ul style="list-style-type: none"> <li>➤ Broadloom</li> <li>➤ Double Closets</li> <li>➤ Built-in Desk and Shelf</li> </ul> |
| 4-Piece Washroom  |                                | <ul style="list-style-type: none"> <li>➤ Tub Enclosure</li> <li>➤ Renovated Vanity</li> </ul>                              |

*Additional Information*

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|-------------------|--|--|
| Inclusions        |  | <ul style="list-style-type: none"> <li>➤ Omaha Stainless-Steel Fridge</li> <li>➤ GE Stainless Steel Stove</li> <li>➤ Frigidaire Stainless Steel Microwave</li> <li>➤ Bosch Dishwasher</li> <li>➤ Maytag Washer/Dryer (stacked)</li> <li>➤ Balcony Tables &amp; Two (2) Chairs</li> <li>➤ Balcony Mirror</li> </ul> |
| Legal Description |  | <ul style="list-style-type: none"> <li>➤ MTCC785</li> <li>➤ Level 6/ Unit 12</li> </ul>  |
| Heating/Cooling   |  | <ul style="list-style-type: none"> <li>➤ Forced Air / Gas Heating</li> <li>➤ Central Air Conditioning</li> </ul>   |
| Maintenance Fees  |  | <p>\$2,319.99 per month, includes:</p> <ul style="list-style-type: none"> <li>➤ Heat</li> <li>➤ Water</li> <li>➤ Hydro</li> <li>➤ Cable/ Internet</li> <li>➤ Central Air Conditioning</li> <li>➤ Common Elements</li> <li>➤ Building Insurance</li> <li>➤ Parking</li> </ul>                                       |
| Taxes             |  | <ul style="list-style-type: none"> <li>➤ \$6,476.19 per annum (2023)</li> </ul>  |
| Parking/Locker    |  | <ul style="list-style-type: none"> <li>➤ Two Deeded Parking</li> <li>➤ Known As Level B/ #56 and #57</li> <li>➤ One Deeded Locker</li> <li>➤ Known As Level A/#138</li> </ul>  |
| Possession        |  | <ul style="list-style-type: none"> <li>➤ 30 Days / To Be Arranged</li> </ul>   |



## Building Amenities

- 24-Hour Gatehouse
- Party Room
- Exercise Room
- Outdoor Pool
- 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 that we believe are reliable, but for which we assume no responsibility.