

# 357 Soudan Ave.

## *Main Floor*

Foyer	9'1" x 7' 2.77m x 2.13m	<ul style="list-style-type: none"> <li>➤ Built-In Benched Closet</li> <li>➤ Stone Floor</li> </ul>
Powder Room		<ul style="list-style-type: none"> <li>➤ 2-Piece</li> </ul>
Dining Room	15'9" x 10' 4.80m x 3.05m	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> <li>➤ Mouldings</li> <li>➤ Display Shelves</li> <li>➤ High Ceilings</li> <li>➤ Crown Moulding</li> </ul>
Kitchen	18'4" x 13'1" 5.59m x 4.00m	<ul style="list-style-type: none"> <li>➤ Open Concept</li> <li>➤ Custom Wooden Island with Granite Countertops</li> <li>➤ Pot Lights</li> <li>➤ Hardwood Floors</li> </ul>
Living/Family Room	18'5" x 12'8" 5.61m x 3.86m	<ul style="list-style-type: none"> <li>➤ Combined with Kitchen</li> <li>➤ Gas Fireplace</li> <li>➤ Walk Out to Deck &amp; Garden</li> <li>➤ Ceiling Fan</li> <li>➤ Cathedral Ceiling</li> <li>➤ Vaulted Ceiling with 4 Skylights</li> </ul>
Den/Office	10'11" x 10'2" 3.33m x 3.10m	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> <li>➤ High Ceiling</li> <li>➤ Wainscotting</li> <li>➤ Bench Window Seat with Storage</li> <li>➤ Bookshelves</li> </ul>

## *Second Floor*

Second Bedroom	10'8" x 10' 3.25m x 3.05m	<ul style="list-style-type: none"> <li>➤ Walk-In Closet</li> <li>➤ Hardwood Floors</li> </ul>
4-Piece Ensuite		<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Toilet</li> <li>➤ Tub with Shower</li> </ul>
Third Bedroom	11'3" x 10' 3.43m x 3.05m	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> <li>➤ Double Closet</li> </ul>
		<ul style="list-style-type: none"> <li>➤ Double Sinks</li> </ul>

5-Piece Semi-Ensuite

- Toilet
- Tub with Shower

Fourth Bedroom

17'7" x 10'6"  
5.36m x 3.20m

- Hardwood Floors
- Double Closet

*Third Floor*

Primary Bedroom

14'9" x 14'9"  
4.50m x 4.50m

- Hardwood Floors
- Pot Lights
- Walk-In Closet

5-Piece Ensuite

- Double Sinks
- Whirlpool Tub
- Limestone Tile Floor
- Toilet
- Shower Stall
- Pot Lights
- Walk-Out to Juliette Balcony

*Basement*

Recreation Room

- Pot Lights
- Gas Fireplace
- Built-In Bookcase
- Rubber Floor
- Closet

Gym

3-Piece Washroom

- Sink
- Toilet
- Stall Shower

*Additional Information*

Inclusions

- Monogram Stainless Steel Refrigerator/Freezer
- Bertazzoni Gas Stove
- KitchenAid Oven
- KitchenAid Microwave & Warming Drawer
- Miele Dishwasher
- Exhaust Fan
- LG Stacking Washer/Dryer
- Some Hunter Douglas Window Coverings
- Central Vacuum
- Circuit Breakers
- Hot Water Tank (Rental)
- Alarm System (API)
- 2 TVs in Basement (Soundbar Excluded)
- Awning



- |                   |  |
|-------------------|--|
| Legal Description | ➤ Plan 751 PT Lot 10                             |
| Heating/Cooling   | ➤ Forced Air / Gas<br>➤ Central Air Conditioning |
| Taxes             | ➤ \$11,939.63 per annum (2023)                   |
| Possession        | ➤ 60-90 Days / TBA                               |

**Sotheby's** | Canada  
INTERNATIONAL REALTY

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