

# 85 Skymark Dr. #2403

## *The Classic*

Foyer	11' x 8'7" 3.35 m x 2.62 m	<ul style="list-style-type: none"> <li>➤ Mirrored Bevelled Wall</li> <li>➤ Closet</li> </ul>
Living Room	33'7" x 22'7" 10.27 m x 6.88 m	<ul style="list-style-type: none"> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ West Views</li> <li>➤ Walk-Out to Balcony</li> <li>➤ Mirrored Bevelled Wall</li> <li>➤ Built-In Wall Unit</li> <li>➤ Dark Wide Plank Floors</li> </ul>
Dining Room	33'7" x 22'7" 10.27 m x 6.88 m	<ul style="list-style-type: none"> <li>➤ Combined with Living Room</li> </ul>
Kitchen	14' x 8'6" 4.27 m x 2.59 m	<ul style="list-style-type: none"> <li>➤ Eat-In Breakfast Area</li> <li>➤ Pot Lights</li> <li>➤ Granite Countertops</li> <li>➤ Under-Cabinet Lighting</li> <li>➤ Mini-Glass Tile Backsplash</li> <li>➤ Travertine Floors</li> </ul>
Breakfast Area	13'6" x 11'8" 4.11 m x 3.56 m	<ul style="list-style-type: none"> <li>➤ Track Lights</li> <li>➤ Storage/Pantry</li> <li>➤ Walk-Out to Balcony</li> <li>➤ Travertine Floors</li> </ul>
Family Room	18'8" x 15' 5.69 m x 4.57 m	<ul style="list-style-type: none"> <li>➤ French Doors</li> <li>➤ Built-In Panelled Wall Units</li> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Dark Wide Plank Floors</li> <li>➤ West View</li> </ul>
Primary Bedroom	20'4" x 16'2" 6.25 m x 4.93 m	<ul style="list-style-type: none"> <li>➤ Dark Wide Plank Floors</li> <li>➤ Built-In Wall Unit</li> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Walk-Out to Balcony</li> <li>➤ Mirrored Walls</li> <li>➤ Walk-In Closet</li> </ul>
First Balcony	22'4" x 14' 6.81 m x 4.27 m	<ul style="list-style-type: none"> <li>➤ Shared by Living/Dining, Primary Bedroom, and Secondary Bedroom</li> </ul>

6-Piece Ensuite		<ul style="list-style-type: none"> <li>➤ Deep Tub</li> <li>➤ Stall Shower</li> <li>➤ Two Vanity Sinks</li> <li>➤ Urinal</li> <li>➤ Toilet</li> </ul>
Second Bedroom	13'3" x 13'1" 4.04 m x 3.99 m	<ul style="list-style-type: none"> <li>➤ Dark Wide Plank Floors</li> <li>➤ Mirrored Closets</li> <li>➤ Walk-Out to Balcony</li> </ul>
3-Piece Bathroom		<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Toilet</li> <li>➤ Stall Shower</li> </ul>
Third Bedroom	14'1" x 10'2" 4.29 m x 3.10 m	<ul style="list-style-type: none"> <li>➤ Separate Entrance</li> <li>➤ Dark Wide Plank Floors</li> <li>➤ Two Mirrored Double Closets</li> <li>➤ Walk-Out to Balcony</li> </ul>
3-Piece Ensuite		<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Toilet</li> <li>➤ Stall Shower</li> </ul>
Second Balcony	22'4" x 14' 6.81 m x 4.27 m	<ul style="list-style-type: none"> <li>➤ South Views</li> <li>➤ Shared by Breakfast Area and Third Bedroom</li> </ul>

*Additional Information*

Inclusions	<ul style="list-style-type: none"> <li>➤ GE Refrigerator</li> <li>➤ Kenmore Stovetop</li> <li>➤ GE Oven</li> <li>➤ GE Microwave</li> <li>➤ Kitchenaid Dishwasher</li> <li>➤ Inglis Washer &amp; Dryer</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>➤ MTCP 661</li> <li>➤ Level 23, Unit 3</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>➤ Forced Air Gas</li> <li>➤ Central Air Conditioning</li> </ul>

Maintenance Fees

- \$2,486.68 per month, includes:
  - Heat
  - Water
  - Common Elements
  - Hydro
  - Cable
  - Central Air Conditioning
  - Building Insurance
  - Parking

Taxes

- \$5,650.00 per annum (2023)

Parking/Locker

- 2 Parking Spaces
  - Known as:
  - Level A / #7 and #8
  - #7 is a wide space
  - #8 is oversized, able to fit multiple cars
- 1 Locker
  - Legal Description:
  - Level A #11
  - Known as Level A #1 (on the door)

Possession

- 30-60 Days / To Be Determined

Building Amenities

- Exercise Room
- Indoor Pool & Outdoor Pool
- Recreation Room
- Sauna
- Hot Tub
- Tennis Court
- Concierge
- Guest Suites
- On-Site Management Office