ELLI DAVIS

90B Shaftesbury Hve.

| Main Level | | |
|-------------------------|-----------------------------------|---|
| Foyer | | > Closet |
| Powder Room | | > Sink & Toilet |
| Living Room | 14' 3" x 11' 5" 4.35m x 3.48m | Wood-Burning Fireplace Walks Out to Flagstone Patio Parquet Floors |
| Dining Room | 11' 6" x 9' 0" 3.51m x 2.74m | Separate Parquet Floors Overlooks Living Area |
| Kitchen | 15' 1" x 8' 5" 4.60m x 2.59m | Eat-InTile Floors |
| 2 rd Level | | |
| 2 nd Bedroom | 12' 11" x 10' 9" 3.94m x 3.28m | Mirrored ClosetLaminate Floors |
| 3 rd Bedroom | 15' 1" x 14' 4" 4.60m x 4.37m | Broadloom Mirrored Closet with Organizers |
| Main Washroom | | > 4-Piece |
| 3rd Level | | |
| Primary Bedroom | 16' 10" x 11' 3" 5.13m x 3.43m | Walk-In Closet Walks Out to Sundeck Wet Bar Storage Under the Closet (Hooks Up to CVAC) Hardwood Floors |
| 5-Piece Ensuite | | Stall Shower Bidet Jacuzzi Sink Toilet |





Rec Room

21' 4" x 10' 11" 6.50m x 3.33m

Washroom

Laundry

Additional Information

- Built-In Bookshelves & Desk
 Tile Floors
- 3-Piece
- Sink
- > GE Stainless Steel Refrigerator
- KitchenAid Stove
- Maytag Stainless Steel Dishwasher
- Frigidaire Gallery Washer
- > GE Dryer
- Window Coverings
- Electrical Light Fixtures
- Broadloom Where Laid
- Central Vacuum & Existing Attachments
- BBQ
- Dining Room Fixture
- PLAN 792 PT LOT D RP 63R3723 PART 3
- ➢ 15.8 x 74.5 Feet
- Forced Air Gas
- Central Air Conditioning
- > \$6,942.57 (2023) Per Annum
- 1 Outdoor Parking Space Via Laneway
- > 30-60 Days / TBA
- Carson Dunlop Pre-Listing Home Inspection Available

Sotheby's Canada

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.

Inclusions

Exclusions

Legal Description

Lot Size

Heating/Cooling

Taxes

Parking

Possession

Home Inspection