

90B Shaftesbury Ave.

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-In ➤ Tile Floors

2nd Level

2 nd Bedroom	12' 11" x 10' 9" 3.94m x 3.28m	➤ Mirrored Closet ➤ Laminate 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

Basement

Rec Room	21' 4" x 10' 11" 6.50m x 3.33m	<ul style="list-style-type: none"> ➤ Built-In Bookshelves & Desk ➤ Tile Floors
Washroom		<ul style="list-style-type: none"> ➤ 3-Piece
Laundry		<ul style="list-style-type: none"> ➤ Sink

Additional Information

Inclusions		<ul style="list-style-type: none"> ➤ 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
Exclusions		<ul style="list-style-type: none"> ➤ Dining Room Fixture
Legal Description		<ul style="list-style-type: none"> ➤ PLAN 792 PT LOT D RP 63R3723 PART 3
Lot Size		<ul style="list-style-type: none"> ➤ 15.8 x 74.5 Feet
Heating/Cooling		<ul style="list-style-type: none"> ➤ Forced Air Gas ➤ Central Air Conditioning
Taxes		<ul style="list-style-type: none"> ➤ \$6,942.57 (2023) Per Annum
Parking		<ul style="list-style-type: none"> ➤ 1 Outdoor Parking Space Via Laneway
Possession		<ul style="list-style-type: none"> ➤ 30-60 Days / TBA
Home Inspection		<ul style="list-style-type: none"> ➤ Carson Dunlop Pre-Listing Home Inspection Available