

3 Sudbury St. #307

King West Village

Second Level

Foyer	5' x 3' 1.52 x 0.91m	➤ Stairs Leading to Main Living Space
Living Room	16'8" x 13'6" 5.08 x 4.11m	➤ Gas Fireplace ➤ Picture Windows ➤ Light Coloured Laminate Floors
Dining Room	16'8" x 13'6" 5.08 x 4.11m	➤ Combined with Living Room ➤ Light Coloured Laminate Floors ➤ Pot Lights ➤ Window
Kitchen	9'6" x 8'5" 2.90 x 2.57m	➤ Breakfast Counter ➤ Backsplash ➤ Integrated Stainless Steel Appliances ➤ Light Coloured Laminate Floors ➤ Overlooks the Living Area

Third Level

Primary Bedroom	13' x 8'9" 3.96 x 2.67m	➤ Closet ➤ Light Coloured Laminate Floors ➤ Window
Main Bathroom		➤ 4--Piece
Second Bedroom	10'3" x 8'1" 3.12 x 2.46m	➤ Mirrored Closet ➤ Light Coloured Laminate Floors ➤ Window

Fourth Level

Ensuite Laundry		
Terrace	10'6" x 10' 3.20 x 3.05m	

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Samsung Stainless Steel Refrigerator➤ Whirlpool Stove-Top➤ Maytag Stainless Steel Oven➤ GE Stainless Steel Dishwasher➤ Stainless Steel Exhaust Fan➤ Stacked Frigidaire Washer and Dryer➤ Window Coverings➤ Electric Light Fixtures
Legal Description	<ul style="list-style-type: none">➤ MTCC 1286➤ LEVEL 3 UNIT 85
Heating/Cooling	<ul style="list-style-type: none">➤ Forced Air Gas Heating➤ Central Air Conditioning➤ \$236.15 per month is paid to Reliance for rental of combi-boiler tank which heats the water and the home & an AC unit
Maintenance Fees	<ul style="list-style-type: none">➤ \$596.22 per month<ul style="list-style-type: none">○ Heat○ Water○ Hydro○ Central Air Conditioning○ Common Elements○ Building Insurance○ Parking
Taxes	<ul style="list-style-type: none">➤ \$3,018.22 per annum (2023)
Parking	<ul style="list-style-type: none">➤ 1 Deeded Outdoor Surface Parking Space (Level 1/#200)
Possession	<ul style="list-style-type: none">➤ 30-60 Days / TBA
Building Amenities	<ul style="list-style-type: none">➤ BBQ Allowed