

38 Avoca Avenue #704

Avoca Vale

Foyer			<ul style="list-style-type: none"> ➤ Mirrored Double Closet ➤ Tile Floors ➤ Mouldings and Baseboards
Living Room	19'4" x 11'	5.91 x 3.35m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Parquet Floors ➤ Wainscoting, Mouldings and Baseboards ➤ South Views ➤ Walk-Out to Balcony
Dining Room	19'4" x 11'	5.91 x 3.35m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Parquet Hardwood Floors ➤ Wainscoting, Mouldings and Baseboards
Kitchen	9'6" x 8'6"	2.92 x 2.62m	<ul style="list-style-type: none"> ➤ Breakfast Counter ➤ ➤ Backsplash ➤ Tile Floor
Primary Bedroom	13' x 10'	3.96 x 3.04m	<ul style="list-style-type: none"> ➤ Mirrored Double Closet ➤ Parquet Floors ➤ Picture Window
Main Bathroom			<ul style="list-style-type: none"> ➤ 3-Piece ➤ Renovated
Ensuite Laundry			<ul style="list-style-type: none"> ➤ Stacked Washer and Dryer ➤ Tile Floor
Balcony	9'5" x 8'7"	2.89 x 2.65m	<ul style="list-style-type: none"> ➤ South Views

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Frigidaire Refrigerator➤ GE Stove➤ Master Chef Microwave➤ Maytag Dishwasher➤ Allure Exhaust➤ LG Stacked Washer and Dryer➤ Electric Light Fixtures
Maintenance Fees	<ul style="list-style-type: none">➤ \$873.68 per Month➤ Includes: Heat, Water, Hydro, Central Air Conditioning, Cable T.V., Common Elements, Building Insurance and Parking
Legal Description	<ul style="list-style-type: none">➤ MTCC 1190➤ Level 7, Unit 4
Taxes	<ul style="list-style-type: none">➤ \$3,032.82 per Annum (2024)
Exposure	<ul style="list-style-type: none">➤ South
Parking	<ul style="list-style-type: none">➤ One Owned Underground Parking Space➤ Known As Level B, Unit #120
Locker	<ul style="list-style-type: none">➤ Use of One Exclusive Out-of-Suite Locker➤ Known As Level P2, Unit #149
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ Gym➤ Library➤ Party Room with Caterer's Kitchen➤ Outdoor Courtyard with BBQ➤ Visitor Parking
Possession	<ul style="list-style-type: none">➤ 30 Days or To Be Arranged



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 which we believe are reliable, but for which we assume no responsibility.