

# 278 Bloor St. E. #905

## Rosedale Glen

Foyer	11'3" x 11'1" 3.44 x 3.88 m	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Parquet Floors</li> <li>➤ Pot Lights</li> </ul>
Living Room	24'10" x 12'9" 7.34 x 3.93 m	<ul style="list-style-type: none"> <li>➤ Formal</li> <li>➤ Electric Fireplace</li> <li>➤ Parquet Floors</li> <li>➤ Moulding &amp; Baseboards</li> </ul>
Dining Room	12'6" x 11' 3.93 x 3.35 m	<ul style="list-style-type: none"> <li>➤ Separate</li> <li>➤ Parquet Floors</li> <li>➤ Window with South City Views</li> </ul>
Solarium	9'11" x 7'10" 2.77 x 2.16 m	<ul style="list-style-type: none"> <li>➤ Opens From the Living Room</li> <li>➤ Parquet Floors</li> <li>➤ Electrically Controlled Blinds</li> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Walk-Out to Open Balcony</li> </ul>
Kitchen	11'4" x 7'7" 3.47 x 2.34 m	<ul style="list-style-type: none"> <li>➤ Updated</li> <li>➤ Granite Counters-Tops and Backsplash</li> <li>➤ Luxury Vinyl Tile Floors</li> <li>➤ Fluorescent Lighting</li> <li>➤ Under Cabinet Lighting</li> <li>➤ Eat-In Area – 8'6" x 7'3"</li> <li>➤ Window with North Ravine Views</li> </ul>
Primary Bedroom	18'4" x 11'9" 5.60 x 3.62 m	<ul style="list-style-type: none"> <li>➤ Walk-in Closet with Organizers</li> <li>➤ Broadloom</li> <li>➤ Floor-to-Ceiling Windows with South City Views</li> </ul>
4-Piece Ensuite		<ul style="list-style-type: none"> <li>➤ Mirrored Wall</li> <li>➤ Set-Up Tub, Large Vanity with Sink and Updated Basin Faucet, Updated Toilet, Separate Enclosed Shower</li> <li>➤ Tile Floors</li> </ul>
Second Bedroom	15'9" x 9'8" 4.84 x 2.98 m	<ul style="list-style-type: none"> <li>➤ Built-in Wall Unit and Desk</li> <li>➤ Parquet Floors</li> <li>➤ Mouldings and Baseboards</li> <li>➤ Floor-to-Ceiling Windows with South City View</li> </ul>

Third Bedroom	14'7" x 10' 4.48 x 3.04 m	<ul style="list-style-type: none"> <li>➤ Double Closet + Single Closet</li> <li>➤ Broadloom</li> <li>➤ Floor-to-Ceiling Window Overlooking the Ravine</li> </ul>
Main Washroom		<ul style="list-style-type: none"> <li>➤ 3-Piece</li> <li>➤ Updated</li> <li>➤ Shower, Vanity with Sink and Toilet</li> </ul>
Balcony	9'11" x 7'10" 2.77 x 2.16 m	<ul style="list-style-type: none"> <li>➤ South City Views</li> </ul>

## *Additional Information*

Inclusions	<ul style="list-style-type: none"> <li>➤ LG Refrigerator</li> <li>➤ Maytag Stove</li> <li>➤ Kenmore Microwave</li> <li>➤ Miele Dishwasher</li> <li>➤ Whirlpool Stacked Washer &amp; Dryer</li> <li>➤ Window Coverings</li> <li>➤ Electrical Light Fixtures</li> <li>➤ Broadloom where Laid</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>➤ MTCC 614</li> <li>➤ LEVEL 9 UNIT 5</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>➤ Fan Coil/Gas Heating</li> <li>➤ Central Air Conditioning</li> <li>➤ Upgraded Electrical Breaker Box</li> </ul>
Maintenance Fees	<ul style="list-style-type: none"> <li>➤ \$1,859.66 per month               <ul style="list-style-type: none"> <li>○ Heat</li> <li>○ Water</li> <li>○ Common Elements</li> <li>○ Parking</li> <li>○ Central Air Conditioning</li> <li>○ Building Insurance</li> </ul> </li> </ul>
Taxes	<ul style="list-style-type: none"> <li>➤ \$7,360.32 per annum (2024)</li> </ul>
Parking/Locker	<ul style="list-style-type: none"> <li>➤ 2 Parking Spaces               <ul style="list-style-type: none"> <li>○ Level C / #54 (Owned) – Legal Description as C-9</li> <li>○ Level C / #51 (Exclusive)</li> </ul> </li> <li>➤ 1 Exclusive-Use Locker               <ul style="list-style-type: none"> <li>○ Known as Level S5L9</li> </ul> </li> </ul>



Possession

- 60 Days / TBA

Building Amenities

- Gym (B2 in the North Tower)
- Indoor Pool & Hot Tub (B2 in the North Tower)
- Recreation Room & Library (B2 in the North Tower)
- 24 Hrs Concierge
- Visitor Parking



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