

18 Hollywood Ave. #401

Hollywood Plaza

Foyer	9'2" x 6'3" 2.79 x 1.91m	<ul style="list-style-type: none"> ➤ Mirrored Double Closet ➤ Tile Floors ➤ Ensuite Laundry
Living Room	12' x 11' 3.66 x 3.35m	<ul style="list-style-type: none"> ➤ Open Concept ➤ New 12mm Laminate Floors ➤ Picture Window with North Views
Dining Room	15'7" x 8'1" 4.75 x 3.66m	<ul style="list-style-type: none"> ➤ Combined with Living Area ➤ New 12mm Laminate Floors ➤ Picture Window with North Views
Den/Office	12' x 6'6" 3.66 x 1.98m	<ul style="list-style-type: none"> ➤ Open Concept ➤ New 12mm Laminate Floors ➤ Picture Windows with North-East Views ➤ Walk-Out to Balcony with East Views
Kitchen	11' x 9'4" 3.35 x 2.84m	<ul style="list-style-type: none"> ➤ Quartz Counter-Tops ➤ Quartz Backsplash ➤ Custom Cabinetry with Thermfoil Finish ➤ Pot Lights ➤ Under Cabinet Lighting ➤ Tile Floors
Breakfast Area	8'1" x 7'3" 2.46 x 2.21m	<ul style="list-style-type: none"> ➤ Combined with Kitchen ➤ Tile Floors ➤ Picture Window with North Views
Primary Bedroom	14'4" x 12'1" 4.37 x 3.68m	<ul style="list-style-type: none"> ➤ Mirrored Double Closet ➤ New 12mm Laminate Floors ➤ Walk-Out to Balcony with East Views
Primary Ensuite Bath		<ul style="list-style-type: none"> ➤ 5-Piece - Renovated ➤ Custom Vanity with Double Sinks, Enclosed Shower, Tub, Toilet ➤ Pot Lights
Second Bedroom	13'10" x 9'8" 4.22 x 2.95m	<ul style="list-style-type: none"> ➤ Mirrored Double Closet ➤ New 12mm Laminate Floors ➤ Walk-Out to Balcony ➤ Picture Window with East Views

Main Bathroom

- 3-Piece - Renovated
- Custom Vanity with Sink, Enclosed Shower, Toilet

Balcony

9'5" x 6'
2.87 x 1.83m

- East Garden Views

Additional Information

Inclusions

- New Samsung S/S Refrigerator
- New Samsung S/S Stove
- New Samsung S/S Dishwasher
- New Cosmo Hood Fan
- New Samsung Washer
- New Samsung Dryer
- Window Coverings
- Electric Light Fixtures

Legal Description

- MTCP 1006
- Level 4, Unit 1

Heating/Cooling

- Forced Air Gas
- Central Air Conditioning

Maintenance Fees

- \$1,350.54 per month
- Includes: heat, hydro, water, central air conditioning, cable t.v., building insurance, common elements and parking
- plus \$878.02/mo special assessment until December 2025

Taxes

- \$3,876.80 per annum (2024)

Parking/Locker

- Deeded known as Level A, Unit 16
- Deeded known as Level B, Unit 116

Possession

- Immediately or To Be Arranged

Building Amenities

- 24 Hour Security/Concierge
- 2 Guest Suites
- Indoor Pool
- Exercise Room
- Recreation Room
- Visitor Parking

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Prospective purchasers should satisfy themselves 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