

18 Lower Village Gate #PH7

Village Gate

Foyer	11' x 8' 3.35 x 2.44m	<ul style="list-style-type: none"> ➤ Skylight ➤ Herringbone Hardwood Floors ➤ Pot Lights
Living Room	21'8" x 11'4" 6.60 x 3.45m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Wood-Burning Fireplace ➤ Herringbone Hardwood Floors ➤ Picture Window ➤ French Doors and Transom Windows ➤ Walk Out to Balcony with East Views
Dining Room	13'2" x 11'1" 4.01 x 3.38m	<ul style="list-style-type: none"> ➤ Combined with Living area ➤ Herringbone Hardwood Floors ➤ French Doors and Transom Windows ➤ Walk Out to Balcony with East Views
Balcony	11'6" x 8'7" 3.51 x 2.62m	<ul style="list-style-type: none"> ➤ East Exposure
Kitchen	13'8" x 9'2" 4.17 x 2.79m	<ul style="list-style-type: none"> ➤ Renovated ➤ Granite Countertops ➤ Tile Backsplash ➤ Breakfast Counter ➤ Pot Lights ➤ Under Cabinetry Lighting ➤ Herringbone Hardwood Floors ➤ Custom Cabinetry ➤ Integrated Stainless Steele Appliances
Primary Bedroom	15'8" x 12'9" 4.78 x 3.89m	<ul style="list-style-type: none"> ➤ Two Walk-in Closets ➤ Herringbone Hardwood Floors ➤ Pot Lights ➤ Picture Window with East Views
4-Piece Ensuite		<ul style="list-style-type: none"> ➤ Renovated ➤ Wainscotting ➤ Tub, Custom Vanity with Sink, Toilet ➤ Enclosed Shower with Bench

Secondary Bedroom 15'8" x 11'8"
4.78 x 3.56m

- Two Double Closets
- Herringbone Hardwood Floors
- Built-in Shelves
- Picture Window with East Views

3-Piece Washroom

- Renovated
- Enclosed Shower with Bench
- Tile Floors

Additional Information

Inclusions

- Kitchenaid S/S Refrigerator
- Jenn-Air S/S Stove
- Jenn-Air S/S Microwave
- Miele Dishwasher
- Frigidaire Stacked Washer & Dryer
- Window Coverings
- Electric Light Fixtures
- B/In Speakers
- Toshiba TV in Primary Bath
- Samsung TV in Primary Bedroom
- Panasonic TV in Living Room

Exclusion

- Electric Light Fixture in Primary Washroom

Legal Description

- MTCC 785
- Level 7/ Unit 7

Heating/Cooling

- Forced Air / Gas Heating
- Central Air Conditioning

Maintenance Fees

- \$2,212 per month, includes:
- Heat
- Water
- Hydro
- Cable/ Internet
- Central Air Conditioning
- Common Elements
- Building Insurance
- Parking

Taxes

- \$6,459 per annum (2024)



Parking/Locker

- Two Deeded Parking
- Known As Level A#38 and A#39
- One Deeded Locker
- Known As Level A#111

Possession

- 30 Days / To Be Arranged

Building Amenities

- 24-Hour Gatehouse
- Party Room
- Exercise Room
- Outdoor Pool
- Visitor Parking

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INTERNATIONAL REALTY

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.