



Welcome To

# *1 Balmoral Avenue #103*

## Foyer

- Closet
- Wainscoting
- Slate Tile Floors

## Living Room

6.15 x 3.40m  
20'1" x 11'1"

- Open Concept
- Cornice Mouldings and Wainscoting
- Picture Window
- South Views
- Pot Lights

## Dining Room

6.15 x 3.40m  
20'1" x 11'1"

- Combined with Living Room
- Cornice Mouldings and Wainscoting
- Pot Lights

## Kitchen

2.81 x 2.59m  
9'2" x 8'5"

- Pass-Through
- Granite Counter-Tops
- White Cabinetry with Display Cabinet and Wine Rack
- Mirrored Backsplash
- Tray Ceiling
- Slate Tile Floors

## Den/ Currently Used As a Separate Dining

2.74 x 2.44m  
9' x 8'

- Open Concept
- Hardwood Floors
- Wainscoting
- Pot Lights

## Primary Bedroom

4.34 x 3.73m  
14'2" x 12'2"

- Walk-In Closet
- Broadloom
- Picture Window
- South Views



Ensuite Bathroom

- 4-Piece with Separate Enclosed Shower

Second Bedroom

3.81 x 3.27  
12'5" x 10'7"

- Double Closet
- Wainscoting
- Pot Lights
- Marble Floors
- Picture Window
- South Views

Main Bathroom

- 4-Piece

## *Additional Information*

Inclusions

- GE Refrigerator
- GE Stove
- Exhaust
- Bosch Dishwasher
- Frigidaire Washer & Dryer
- White Custom "California" Shutters
- Broadloom Where Laid
- Electric Light Fixtures
- Samsung TV's in Living & Primary and Surround Sound System
- Bar Fridge

Legal Description

- MTCC 1205
- Level 1, Unit 03

Property Taxes

- \$5,192.99 per annum (2024)

Maintenance Fees

- \$1,522.26 per month
- Includes: heat, water, hydro, central air conditioning, common elements, building insurance and parking



Parking/Locker

- One Owned Underground Parking Space
- #134 Known as Level C/#11
- One Exclusive Out-of-Suite Locker
- Known as Level P1/#22, Door #18

Heating/Cooling

- Forced Air Heating
- Central Air Conditioning

Possession

- 30 Days or To Be Arranged

Building Amenities

- 24 Hr. Concierge
- Party Room
- Library
- Exercise Room
- 2 Guest Suites
- Car Wash
- Visitor Parking

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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