

# 175 Cumberland St. #1711

## Renaissance Plaza

Foyer	21'9" x 5' 6.63 x 1.52m	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Stone Tile Floor</li> <li>➤ Pot Lights</li> <li>➤ Ensuite Laundry</li> </ul>
Powder Room		<ul style="list-style-type: none"> <li>➤ 2-Piece</li> </ul>
Living Room	32'9" x 13'1" 9.98 x 3.99m	<ul style="list-style-type: none"> <li>➤ Bay Window and Picture Windows</li> <li>➤ Track Lighting</li> <li>➤ Hardwood Floors</li> <li>➤ Bookshelves</li> <li>➤ North and East Views Over Yorkville to Rosedale</li> </ul>
Dining Room	14'3" x 8'5" 4.34 x 2.57m	<ul style="list-style-type: none"> <li>➤ Combined with Living Area</li> <li>➤ Track Lighting</li> <li>➤ Hardwood Floors</li> <li>➤ Picture Window</li> <li>➤ North-East Views Over Yorkville to Rosedale</li> </ul>
Kitchen	12'7" x 10'10" 3.84 x 3.30m	<ul style="list-style-type: none"> <li>➤ Updated</li> <li>➤ Eat-In</li> <li>➤ Tile Backsplash</li> <li>➤ Stone Tile Floors</li> <li>➤ Pot Lights</li> <li>➤ Integrated Stainless Steel Appliances</li> </ul>
Primary Bedroom	16'5" x 13'6" 5.00 x 4.11m	<ul style="list-style-type: none"> <li>➤ Built-In Wall of Closets &amp; Drawers</li> <li>➤ Hardwood Floors</li> <li>➤ Built-in Vanity/Desk</li> <li>➤ Bay Window</li> <li>➤ East Views Over Yorkville to Rosedale</li> </ul>
Primary Ensuite Bath		<ul style="list-style-type: none"> <li>➤ 4-Piece</li> </ul>

Second Bedroom	16'3"x 10'4" 4.95 x. 3.15m	<ul style="list-style-type: none"> <li>➤ Wall-to-Wall closet</li> <li>➤ Hardwood Floors</li> <li>➤ Pocket Door Opens to Den</li> </ul>
Main Bathroom		<ul style="list-style-type: none"> <li>➤ 3-Piece</li> <li>➤ Updated</li> </ul>
Den	10'8" x 10'3 3.25 x 3.12 m	<ul style="list-style-type: none"> <li>➤ Built-in Desk and Cupboard</li> <li>➤ Pocket Doors Open to Living/Dining</li> <li>➤ Hardwood Floors</li> <li>➤ Picture Window</li> <li>➤ North- East Views Over Yorkville to Rosedale</li> </ul>

## *Additional Information*

Inclusions	<ul style="list-style-type: none"> <li>➤ Maytag S/S Refrigerator</li> <li>➤ Dacor Stove-Top Range</li> <li>➤ Dacor S/S Oven</li> <li>➤ Dacor S/S Microwave</li> <li>➤ Maytag S/S Dishwasher</li> <li>➤ Exhaust Fan</li> <li>➤ Kitchenaid Stacked Washer &amp; Dryer</li> <li>➤ Electric Light Fixtures</li> <li>➤ Window Coverings</li> </ul>
Exclusions	<ul style="list-style-type: none"> <li>➤ Sony TV in 2<sup>nd</sup> Bedroom</li> <li>➤ Panasonic TV in Primary Bedroom</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>➤ MTCP 626</li> <li>➤ Level 7, Unit 11</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>➤ Radiant / Gas</li> <li>➤ Central Air Conditioning</li> </ul>
Maintenance Fees	<ul style="list-style-type: none"> <li>➤ \$2170.78 per month</li> <li>➤ Includes: water, heat, Bell Fibe tv and high-speed internet package, building insurance and common elements</li> </ul>
Taxes	<ul style="list-style-type: none"> <li>➤ \$9,978.28 per annum (2024)</li> </ul>
Parking/Locker	<ul style="list-style-type: none"> <li>➤ Parking Rental Onsite at approximately \$367.25/mo (if available through property management)</li> <li>➤ Lockers, if available, through Colliers</li> </ul>



Possession

➤ Immediate or To Be Arranged

Building Amenities

- 24 Hour Security/Concierge
- Valet Parking
- Indoor Pool & Whirlpool
- Deck
- Sauna
- Exercise Room
- Recreation Room
- Squash Court
- 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.