

Welcome To

10 Delisle Avenue #104

Foyer	8' x 5'8"	2.44 x 1.73m	<ul style="list-style-type: none"> ● Double Closet ● Moncer Engineered Wide Plank European Oak Hardwood Floors with Cork Underlay ● LED Pot Lights ● Deep Baseboards and Cornice Mouldings
Living Room	11'5" x 10'9"	3.48 x 3.28m	<ul style="list-style-type: none"> ● Open Concept ● Moncer Engineered Wide Plank European Oak Hardwood Floors with Cork Underlay ● LED Pot Lights ● Deep Baseboards and Cornice Mouldings ● Two Sets of Shatter Proof French Doors Open to the Private Terrace
Dining Room	14' x 12'5"	4.27 x 3.78m	<ul style="list-style-type: none"> ● Combined with Living Area ● Moncer Engineered Wide Plank European Oak Hardwood Floors with Cork Underlay ● LED Pot Lights ● Deep Baseboards and Cornice Mouldings ● Shatter Proof Picture Window
Kitchen	13' x 9'	3.96 x 2.74m	<ul style="list-style-type: none"> ● Downsview Custom Design ● Renovated ● Integrated Stainless Steel Appliances ● LED Pot Lights ● Quartz Counter-Tops ● Extra Long Eating/Prepping Counter ● Quartz Backsplash ● Deep Baseboards and Cornice Mouldings ● Built-In Glass Display Cabinet with Interior Lighting—Perfect for Showcasing Stemware

Kitchen cont'd

- Moncer Engineered Wide Plank European Oak Hardwood Floors with Cork Underlay

Primary Bedroom 15'6" x 10'3" 4.72 x 3.12m

- Walk-In Closet
- Moncer Engineered Wide Plank European Oak Hardwood Floors with Cork Underlay
- Deep Baseboards and Cornice Mouldings
- Picture Window Overlooking The Terrace

Primary Ensuite Bath

- 4-Piece
- Renovated
- LED Pot Lights
- Marble Tile Floor, Vanity with Quartz Counter-Top

Second Bedroom 11'5" x 9'6" 3.48 x 2.90m

- Double Closet
- LED Pot Lights
- Deep Baseboards and Cornice Mouldings
- Moncer Engineered Wide Plank European Oak Hardwood Floors with Cork Underlay

Main Bath

- 3-Piece
- Renovated
- Shower with Glass Enclosure, Marble Tile Floor, Vanity with Quartz Counter-Top
- LED Pot Lights

Ensuite Laundry

- Stacked Washer & Dryer

Terrace 25' 11'1" 7.62 x 3.38m

- North and West Facing

Additional Information

Inclusions	<ul style="list-style-type: none"> ● Kitchenaid Refrigerator ● Kitchenaid Stove ● Miele Dishwasher ● LG Stacked Washer and Dryer ● Window Coverings ● Electric Light Fixtures ● Bathroom Mirrors and Shelves
Exclusions	<ul style="list-style-type: none"> ● 2 Full-Length Mirrors on Primary Bedroom Wall ● 2 Samsung TVs ● All Hanging Artwork
Property Tax	<ul style="list-style-type: none"> ● \$5,218.28 (2025) per annum
Maintenance Fee	<ul style="list-style-type: none"> ● \$1,258.38 per month ● Includes: water, common elements, building insurance and parking
Legal Description	<ul style="list-style-type: none"> ● TSCC 1591 ● Level 1, Unit 4
Heating/Cooling	<ul style="list-style-type: none"> ● Heat Pump Electric Heating ● Central Air Conditioning
Parking/Locker	<ul style="list-style-type: none"> ● One Deeded Underground Parking Space ● Known As Level E, Unit 39 ● One Deeded Out-of-Suite Storage Locker ● Known As Level 1, Unit #30
Amenities	<ul style="list-style-type: none"> ● Full Service 24 Hr. Concierge ● Exercise Room ● Media/Games Room ● Party/Meeting Room ● Outdoor Lounge and Garden ● Visitor Parking – Green P ● Bike Storage

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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 furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.