

120 Rosedale Valley Rd. #803

Arbour Glen Apartments

Foyer	3.18 x 1.91m	10'5" x 6'3"	<ul style="list-style-type: none"> ➤ Cedar Closet ➤ Black Marble Floors ➤ Ensuite Laundry ➤ Pantry
Powder Room			<ul style="list-style-type: none"> ➤ 2-Piece ➤ Renovated
Living Room	7.42 x 5.59m	24'4" x 18'4"	<ul style="list-style-type: none"> ➤ Open Concept ➤ Wood-Burning Fireplace ➤ Engineered Hardwood Floors ➤ Pot Lights ➤ Custom Built-In Shelves and Cabinets by Delgada ➤ Custom Window Blinds by Hunter Douglas ➤ Walk-Out to Balcony With West Exposure
Dining Room	7.42 x 5.59m	24'4" x 18'4"	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Engineered Hardwood Floors ➤ Pot Lights ➤ Custom Window Blinds by Hunter Douglas ➤ Picture Window With West Exposure
Kitchen	3.45 x 2.34m	11'4" x 7'8"	<ul style="list-style-type: none"> ➤ Renovated ➤ Espresso Coloured Cabinets ➤ Eating Counter ➤ Green Marble Counter-Top ➤ Pot Lights ➤ Mirrored Backsplash ➤ Stainless Steel Integrated Appliances ➤ Double Sink with Grohe Faucet
Primary Bedroom	5.00 x 3.61m	16'5" x 11'10"	<ul style="list-style-type: none"> ➤ Double Closet with Barn Doors ➤ Wall of Built-Ins ➤ Dark Parquet Floors ➤ Electronic Blinds ➤ Pot Lights ➤ Pocket Door ➤ Picture Window with Treed Views

Primary Ensuite

- 4-Piece Ensuite
- Custom Built Vanity by Delgada
- Double Sinks with Grohe Faucets, Shower & Toto Toilet
- Stone Floor
- Pocket Door

Second Bedroom

4.34 x 4.06m

14'3" x 13'4"

- Closets with Built-In Drawers and Suspended Barn Doors
- Custom Built-Ins by Delgada
- Electronic Blinds
- Dark Stained Parquet Floors
- Picture Window with Treed Views

Balcony

7.42 x 1.83m

24'4" x 6'

- West Treed Vistas

Additional Information

Inclusions

- Fisher & Paykel Refrigerator
- KitchenAid Stove-Top
- Electrolux Icon Double Ovens
- LG Dishwasher, Miele Exhaust Fan
- Bosch Washer
- Bosch Dryer
- Window Coverings
- Electric Light Fixtures
- Mitsubishi Wall A/C Unit Vented to the Roof
- Window Air Conditioning Unit in Primary Bedroom
- TV+Bracket in 2nd Bedroom
- Balcony Curtain
- Wood Composite Flooring on Balcony

Exclusions

- Draperies in 2nd Bedroom
- Powder Room Fixture and 2 Mirrors
- All Attached Artwork
- Planters

Maintenance Fees

- \$1,875.25 per month
- Includes: Property Taxes, Heat, Water, Cable T.V., Common Elements, and Building Insurance

Legal Description

- Shares: 15
- Level 8, Unit 3
- Corporation Name: Arbour Glen Apartments Limited

Heating and Cooling

- Hot Water Gas
- Wall Air Conditioning Unit Vented to the Roof
- Window Air Conditioning Unit in Primary Bedroom

Parking/Locker

- Rental Parking per Month (if available)
- Outdoor \$51.89, Carport \$75.28, Garage \$96.52
- Out-of-Suite Locker – Exclusive Use – Locker Rm 1, 4th Floor
- Approx. 147.3cm D (58") x 104.1cm W (41") x 187.3cm H (73.75")

Building Amenities

- 24 Hr. Concierge
- Exercise Room
- Sauna
- Saltwater Outdoor Pool
- Visitor Parking
- Card-Operated Laundry on the 1st and 4th Floors

Possession

- 60 Days or To Be Arranged