

20 Avoca Avenue #1706

Avoca Apartments Limited

Foyer	10' x 3'8"	3.05 x 1.12m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Mirrored Wall ➤ Pot Lights ➤ Parquet Floors
Living Room	19'4" x 14'	5.89 x 4.27m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Parquet Floors ➤ Pot Lights ➤ Floor-to-Ceiling Windows Spanning the Room With Southwest Exposure ➤ Cornice Mouldings and Baseboards ➤ Walk-Out to Wrap-Around Balcony
Dining Room	10'1" x 8'9"	3.07 x 2.67m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Parquet Floors ➤ Cornice Mouldings and Baseboards ➤ Sideboard with Granite Counter ➤ Floor-to-Ceiling Windows Spanning the Room With Southwest Exposure
Kitchen	9'3" x 8'4"	2.82 x 2.54m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Pot Lights ➤ Black Granite Counter-Tops ➤ Black Granite Backsplash ➤ Under Cabinet Lighting ➤ Integrated Appliances ➤ Parquet Floors ➤ Floor-to-Ceiling Windows
Primary Bedroom	16'5" x 11'9"	5.00 x 3.58m	<ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Pot Lights ➤ Cornice Mouldings and Baseboards ➤ Floor-To-Ceiling Windows ➤ Parquet Floors

Primary Ensuite

- 3-Piece Ensuite
- Renovated
- Sink Custom Vanity
- Enclosed Shower
- Pot Lights
- Tile Floor

Second Bedroom/
Den

12'7" x 9'7"

3.84 x 2.92m

- Double Closet
- Parquet Floors
- Pot Lights
- Built-ins and Run the Length of the Wall
- Walk-Out to Balcony With West Vistas

Bathroom

- 3-Piece Ensuite
- Sink Custom Vanity

Balcony

28' x 8'

8.53 x 2.44m

- West Vistas

Balcony

50'6" x 7'2"

15.39 x 2.18m

- South Vistas

Additional Information

Inclusions

- LG Stainless Steel Refrigerator
- Jenn-Air Stove
- Sideboard with Granite Counter in Kitchen
- Jenn-Air Stainless Steel Microwave
- Whirlpool Dishwasher

Exclusions

- Chandelier in Primary Bedroom
- Toshiba TV on Wall in Second Bedroom

Maintenance Fees

- \$2,273.16 per month
- Includes: Property Taxes, Heat, Water, Hydro, Central Air Conditioning, Cable T.V., Basic Internet, Common Elements, and Building Insurance

Legal Description

- Shares: 30
- Corporation Name: Avoca Apartments Limited



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| Heating and Cooling | ➤ Forced Air Gas
➤ Central Air Conditioning |
| Parking | ➤ Rental Parking \$80 per month |
| Locker | ➤ Use of One Exclusive Out-of-Suite Locker
➤ Known As Level B, Room 49 |
| Building Amenities | ➤ 24 Hr. Concierge
➤ Exercise Room
➤ Sauna
➤ Car Wash
➤ Party Room/Meeting Room
➤ Outdoor Pool
➤ Visitor Parking |
| Possession | ➤ 30 Days or To Be Arranged |

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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 which we believe are reliable, but for which we assume no responsibility.