

Welcome To

## *33 Lombard Street #2609*

### Foyer

- Engineered Hardwood Floors
- Mirrored Sliding Doors Open to Ensuite Laundry and Storage

### Living Room

3.38 x 2.92 m  
11'1" x 9'7"

- Open Concept
- Engineered Hardwood Floors
- Pot Lights
- Custom Media Unit/Shelving by Italinteriors
- Floor-to-Ceiling Windows with Walk-Out to Open Balcony
- Unobstructed City and Lake Views

### Dining Room

3.38 x 2.92 m  
11'1" x 9'7"

- Combined with Living Area
- Engineered Hardwood Floors
- Pot Lights

### Kitchen

3.81 x 2.74 m  
12'6" x 9'

- Open Concept
- Oversized Eating Counter with Quartzite Calacatta Waterfall Counter-Top
- Quartz Backsplash
- Custom Cabinetry and Open Shelving by Italinteriors
- Integrated Appliances
- Under-cabinet lighting
- Long, Linear Pendant Light Fixture
- Pot Lights
- Engineered Hardwood Floors

### Primary Bedroom

4.04 x 2.95 m  
13'3" x 9'8"

- 2x Double Closets
- Pot Lights
- Engineered Hardwood Floors
- Floor-to-Ceiling Windows
- Custom Wall Unit by Italinteriors

Den/Second Bedroom	3.43 x 3.43m 11'3" x 11'3"	<ul style="list-style-type: none"> <li>◦ Electric Fireplace</li> <li>◦ Built-In Bar by Italinteriors</li> <li>◦ Pot Lights</li> <li>◦ Engineered Hardwood Floors</li> <li>◦ Unobstructed City and Lake Views</li> </ul>
Washroom		<ul style="list-style-type: none"> <li>◦ 3-Piece</li> <li>◦ Enclosed Glass Shower, Toilet, Sink</li> <li>◦ Custom Vanity by Italinteriors with White Crystalplant Counter-Top</li> </ul>
Balcony	10.57 x 1.70 m 34'8" x 5'7"	<ul style="list-style-type: none"> <li>◦ South Views</li> </ul>

## *Additional Information*

Inclusions	<ul style="list-style-type: none"> <li>◦ Sub-Zero Refrigerator</li> <li>◦ Miele 5 Burner Gas Stove</li> <li>◦ Miele Speed Oven Microwave</li> <li>◦ Miele Dishwasher</li> <li>◦ Sub-Zero Wine Refrigerator</li> <li>◦ Electrolux Washer and Dryer</li> <li>◦ Custom Remote-Controlled Blinds</li> <li>◦ Wired In Ceiling Speakers with Sonos System</li> <li>◦ Samsung TV &amp; Bracket</li> <li>◦ Panasonic TV &amp; Bracket</li> <li>◦ Zephyr Exhaust Fan</li> </ul>
Legal Description	<ul style="list-style-type: none"> <li>◦ TSCC 1864</li> <li>◦ Level 26, Unit 9</li> </ul>
Maintenance Fee	<ul style="list-style-type: none"> <li>◦ \$826.27 per month</li> <li>◦ Includes: heat, water, building insurance, common elements, parking</li> </ul>
Property Tax	<ul style="list-style-type: none"> <li>◦ \$3,853.39 per annum (2025)</li> </ul>

Heating/Cooling

- Heat Pump Electric Heating
- Central Air Conditioning

Parking/Locker

- One Deeded Underground Parking
- Level C, Unit 49
- One Deeded Out-of-Suite Locker
- Level B, Unit 185

Possession

- 30 Days/TBA

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