

Welcome to

240 Heath St. W. #1403

Foyer	10' x 9'5" 3.05 x 2.87m	<ul style="list-style-type: none">➤ Double Door Entry➤ White Marble Tile Floors➤ Double Closet➤ Tray Ceiling➤ Step Down
Living Room	28'6" x 25'7" 8.69 x 7.80m	<ul style="list-style-type: none">➤ Open Concept➤ Dark Stained Strip Hardwood Floors➤ Picture Window➤ North-East Treed Views
Dining Room	28'6" x 25'7" 8.69 x 7.80m	<ul style="list-style-type: none">➤ Combined with Living Room➤ Dark Stained Strip Hardwood Floors➤ North-East Treed Views➤ Walk-Out to Enclosed Balcony
Kitchen	12' x 9'1" 3.66 x 2.77m	<ul style="list-style-type: none">➤ Eat-In➤ Mirrored Backsplash➤ White Cabinetry➤ Track Lights➤ Cove Lighting Above the Cabinetry➤ Tile Floor
Breakfast Area	9'1"x 8' 2.77 x 2.44m	<ul style="list-style-type: none">➤ Tile Floor➤ Walk-Out to Enclosed Balcony
Primary Bedroom	18' x 12'9" 5.49 x 3.89m	<ul style="list-style-type: none">➤ Mirrored Wall of Closets➤ Walk-Thru Closets➤ Broadloom

Primary Ensuite

- 3-Piece with Tub

Second Bedroom

20'8" x 10'8"
6.30 x 3.25m

- Built-In Wall Unit
- Dark Stained Strip Hardwood Floors
- North-East Unobstructed Views
- Open to Living and Dining Area

Main Washroom

- 3-Piece, Enclosed Shower

Solarium/Enclosed Balcony

22'5" x 10'5"
6.83 x 3.18m

- Tile Floor
- Track Lights
- North-East Unobstructed Views

Laundry Room and Storage

9' x 8'
2.74 x 2.44m

- Sink
- Cupboards

Additional Information

Inclusions

- Whirlpool Refrigerator
- KitchenAid Stove
- Whirlpool Microwave
- KitchenAid Dishwasher
- Maytag Washer
- Maytag Dryer
- Window Coverings
- Electric Light Fixtures
- Broadloom Where Laid
- Built-In Bookshelves in 2nd Bedroom

Exclusion

- Chandeliers in Dining Area
2nd Bedroom and Primary Ensuite

Legal Description

- YCC 520
- Level 13, Unit 3

Maintenance

- \$2,281.55 per Month
- Water, Basic Cable T.V., Building Insurance, Central Air Conditioning, Common Elements and Parking

Heating/Cooling

- Forced Air Gas Heating
- Baseboard Heating Billed as Electricity Via Enercare
- Central Air Conditioning

Parking

- One Underground Parking Space
- Unit 14, Level A

Locker

- Exclusive Use of One Out-of-Suite Locker
- Located on Level SB

Possession

- 30 Days or To Be Arranged

Amenities

- 24 Hr. Concierge
- Exercise Room
- Indoor Pool
- Sauna
- Party/Meeting Room
- Visitor Parking

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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.