

Welcome To

Foyer	8'2" x 6'2"	2.49 x 1.88m	 Direct Elevator Access
			 Double Closet
			 Parquet Floors with Inset Square
			Medallion Design
			 Circular Recessed Ceiling Feature
			∘ Pot Lights
Powder Room			° 2-Piece
Living Room	27' x 16'	8.23 x 4.88m	∘ Built-In Wall Unit
-			 Parquet Floors
			∘ Pot Lights
			 Picture Windows with South Views
Dining Doom	12' v 10'	2.66 v 2.05m	a Combined with Living
Dining Room	12' x 10'	3.66 x 3.05m	• Combined with Living
			• Parquet Floors
			• Pot Lights
			 Picture Windows with South Views
Kitchen	14′7″ x 13′	4.45 x 3.96m	∘ Renovated
			 Granite Counter-Tops
			 Tile Backsplash
			 Eat-In Counter
			∘ Tile Floors
			 Window with South-East Views to Lake
Sunroom/Den	21′4″ x 5′8″	6.50 x 1.73m	 Wraparound Picture Windows with
,			West Views
			∘ Parquet Floors
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Primary Bedroom	17'4" x 13'2"	5.28 x 4.01m	• Two Girals Closets
			• Two Single Closets
			• Two Storage Closets
			• Parquet Floors
			• Pot Lights
			 Two Windows with North Exposure
Primary Ensuite			∘ 5-Piece
			 Heated Floors
			∘ Pot Lights
			∘ Toto Toilet, Tub, 2 Sinks



Second Bedroom 13'3" x 10' 4.04 x 3.05m \circ Double Closet

• Parquet Floors

Pot Lights

Picture Window with North Exposure

2nd Bedroom Ensuite • 3-Piece

Enclosed Shower, Toto Toilet, Sink

· Window

Stacked Washer and Dryer

Additional Information

Inclusions • Liebherr Refrigerator

AEG Stove-Top Range
AEG Oven, GE Microwave
Gaggeneau Dishwasher
Falmec Exhaust Fan

Kenmore Stacked Washer and Dryer

Window CoveringsElectric Light Fixtures

Legal Description

o YCP 263

∘ Level 13, Unit 1

Maintenance

o \$3,136 per month

• Includes: Building Insurance, Common Elements, Heat, Hydro

Parking, Water

Property Taxes •\$5,964.83 per annum (2025)

Heating/Cooling • Heat Pump Gas Heating

Central Air Conditioning

Parking/Locker • One Underground Parking Space

Known As #2 with Bike Rack Use of One Out-of-Suite Locker

Possession • 30 Days/TBA

Sotheby's Canada

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.