

Welcome To

423 Avenue Road #13

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| Foyer | 8'2" x 6'2" | 2.49 x 1.88m | <ul style="list-style-type: none"> ◦ Direct Elevator Access ◦ Double Closet ◦ Parquet Floors with Inset Square Medallion Design ◦ Circular Recessed Ceiling Feature ◦ Pot Lights |
| Powder Room | | | <ul style="list-style-type: none"> ◦ 2-Piece |
| Living Room | 27' x 16' | 8.23 x 4.88m | <ul style="list-style-type: none"> ◦ Built-In Wall Unit ◦ Parquet Floors ◦ Pot Lights ◦ Picture Windows with South Views |
| Dining Room | 12' x 10' | 3.66 x 3.05m | <ul style="list-style-type: none"> ◦ Combined with Living ◦ Parquet Floors ◦ Pot Lights ◦ Picture Windows with South Views |
| Kitchen | 14'7" x 13' | 4.45 x 3.96m | <ul style="list-style-type: none"> ◦ 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 | <ul style="list-style-type: none"> ◦ Wraparound Picture Windows with West Views ◦ Parquet Floors |
| Primary Bedroom | 17'4" x 13'2" | 5.28 x 4.01m | <ul style="list-style-type: none"> ◦ Two Double Closets ◦ Two Single Closets ◦ Two Storage Closets ◦ Parquet Floors ◦ Pot Lights ◦ Two Windows with North Exposure |
| Primary Ensuite | | | <ul style="list-style-type: none"> ◦ 5-Piece ◦ Heated Floors ◦ Pot Lights ◦ Toto Toilet, Tub, 2 Sinks |

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| Second Bedroom | 13'3" x 10' | 4.04 x 3.05m | <ul style="list-style-type: none"> ◦ Double Closet ◦ Parquet Floors ◦ Pot Lights ◦ Picture Window with North Exposure |
| 2 nd Bedroom Ensuite | | | <ul style="list-style-type: none"> ◦ 3-Piece ◦ Enclosed Shower, Toto Toilet, Sink ◦ Window ◦ Stacked Washer and Dryer |

Additional Information

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| Inclusions | <ul style="list-style-type: none"> ◦ Liebherr Refrigerator ◦ AEG Stove-Top Range ◦ AEG Oven, GE Microwave ◦ Gaggeneau Dishwasher ◦ Falmec Exhaust Fan ◦ Kenmore Stacked Washer and Dryer ◦ Window Coverings ◦ Electric Light Fixtures |
| Legal Description | <ul style="list-style-type: none"> ◦ YCP 263 ◦ Level 13, Unit 1 |
| Maintenance | <ul style="list-style-type: none"> ◦ \$3,136 per month ◦ Includes: Building Insurance, Common Elements, Heat, Hydro Parking, Water |
| Property Taxes | ◦ \$5,964.83 per annum (2025) |
| Heating/Cooling | <ul style="list-style-type: none"> ◦ Heat Pump Gas Heating ◦ Central Air Conditioning |
| Parking/Locker | <ul style="list-style-type: none"> ◦ One Underground Parking Space ◦ Known As #2 with Bike Rack ◦ Use of One Out-of-Suite Locker |
| Possession | ◦ 30 Days/TBA |