

Welcome To

70 Rosehill Avenue Suite 604

Foyer	14'11" x 7'8"	4.55m x 2.34m	<ul style="list-style-type: none"> ◦ Direct elevator access ◦ Double closet ◦ Herringbone hardwood floors ◦ Track lights ◦ Mirrored ceiling ◦ Baseboards and mouldings
Living Room	23'3" x 14'1"	7.09m x 4.29m	<ul style="list-style-type: none"> ◦ Wood-burning fireplace ◦ Herringbone hardwood floors ◦ Track lights ◦ Baseboards ◦ Floor-to-ceiling windows ◦ South views over reservoir and city skyline
Dining Room	17'7" x 14'4"	5.36m x 4.37m	<ul style="list-style-type: none"> ◦ Separate formal dining space ◦ Track lights ◦ Herringbone hardwood floors ◦ Baseboards ◦ Walk-out to balcony ◦ South views over reservoir and city skyline
Kitchen	11'8" x 11'1"	3.56m x 3.38m	<ul style="list-style-type: none"> ◦ Eat-in kitchen with abundant cabinetry ◦ Under cabinet lightings ◦ Large recessed ceiling light ◦ Tile backsplash ◦ Herringbone hardwood floors
Breakfast Area	11'8" x 7'5"	3.56m x 2.26m	<ul style="list-style-type: none"> ◦ Track lights ◦ Herringbone hardwood floors ◦ Floor-to-ceiling windows ◦ Walk-out to balcony ◦ South views over reservoir and city skyline
Washroom			<ul style="list-style-type: none"> ◦ 3-piece

Primary Bedroom	18'9" x 14'5"	5.72m x 4.39m	<ul style="list-style-type: none"> ◦ Two walk-in closets ◦ Herringbone hardwood floors ◦ Floor-to-ceiling windows ◦ Walk-out to balcony ◦ South views over reservoir and city skyline
Primary Ensuite			<ul style="list-style-type: none"> ◦ 6-piece with sauna
Second Bedroom	16'0" x 11'4"	4.88m x 3.45m	<ul style="list-style-type: none"> ◦ Two double closet ◦ Hardwood floors ◦ Large picture window
Second Bedroom Ensuite			<ul style="list-style-type: none"> ◦ 4-piece
Third Bedroom	14'6" x 11'0"	4.42m x 3.35m	<ul style="list-style-type: none"> ◦ Built-ins ◦ Two double closets ◦ Walk-out to balcony
Laundry Room			<ul style="list-style-type: none"> ◦ Laundry sink ◦ Storage cabinetry
Balcony	41'1" x 6'8"	12.52m x 2.03m	<ul style="list-style-type: none"> ◦ South-east views over the Rosedale Reservoir and skyline ◦ Multiple walk-outs from principal rooms

Additional Information

Inclusions	<ul style="list-style-type: none"> ◦ Refrigerator ◦ Cook-top ◦ Wall oven ◦ Oven ◦ Microwave ◦ Dishwasher ◦ Washer ◦ Dryer ◦ Electric light fixtures ◦ Window coverings ◦ Built-ins
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Maintenance Fees:	<ul style="list-style-type: none">◦ \$3,831.05 per month◦ Includes: water, cable t.v., parking, building insurance, common elements
Taxes:	<ul style="list-style-type: none">◦ \$18,497.00 per annum (2025)
Legal Description	<ul style="list-style-type: none">◦ MTCC 646◦ Level 7, Unit 4
Parking/Locker	<ul style="list-style-type: none">◦ Two Deeded Underground Parking◦ Level A #36 and Level A #37◦ One Exclusive Use Out-of-Locker
Possession:	<ul style="list-style-type: none">◦ 60 days or to arranged
Building Amenities	<ul style="list-style-type: none">◦ 24-hour concierge & gatehouse security◦ Valet parking◦ Indoor swimming pool◦ Sauna◦ Fitness centre◦ Meeting & party room◦ On-site superintendent◦ Indoor & outdoor visitor parking