

18 Lower Village Gate #609

Village Gate

Foyer	10'3" x 8'5" 3.12 x 2.57m	➤ Mirrored Double Closet ➤ New Light-Stained Wide Plank Hardwood Floors ➤ Baseboards and Mouldings
Living Room	19'7" x 13' 5.97 x 3.96m	➤ Open Concept ➤ New Light-Stained Wide Plank Hardwood Floors ➤ Picture Window ➤ Baseboards and Mouldings ➤ Walk Out to Balcony with Bright East Views
Dining Room	13'3" x 11'6" 4.04 x 3.51m	➤ Separate ➤ New Light-Stained Wide Plank Hardwood Floors ➤ Walk Out to Balcony with East Views
Balcony	11'6" x 8'9" 3.51 x 2.67m	➤ East Exposure
Kitchen	13'7" x 9'2" 4.14 x 2.79m	➤ Renovated "Cameo" ➤ Eat-In ➤ Stainless Steel Countertops ➤ Stainless Steel Backsplash ➤ Pot Lights ➤ Under Cabinetry Lighting ➤ New Light-Stained Wide Plank Hardwood Floors ➤ Integrated Stainless Steel Appliances
Primary Bedroom	17'1" x 13'1" 5.21 x 3.99m	➤ Walk-in Closet ➤ Double Closet ➤ New Light-Stained Wide Plank Hardwood Floors ➤ Pot Lights ➤ Picture Window with East Views
4-Piece Ensuite		➤ Renovated Porcelanosa ➤ Heated Porcelanosa Tile Floors ➤ Pot Lights ➤ Custom Kiosk Vanity with Double Sinks, Toilet, Enclosed Shower

Secondary Bedroom 19'7" x 11'4"
 5.97 x 3.45m

- French Doors
- Double Closet
- New Light-Stained Wide Plank Hardwood Floors
- Track Lights
- Picture Window with East Views

4-Piece Washroom

- Renovated
- Tub, Toilet, Custom Kiosk Vanity with Sink
- Porcelanosa Tile Floors

Additional Information

Inclusions

- LG Stainless Steel Refrigerator
- GE Stove
- GE Profile Microwave
- Fisher & Paykel Dishwasher
- Samsung Stacked Washer and Dryer
- Electric Light Fixtures
- Window Coverings
- Samsung TV on Wall in Primary Bedroom

Legal Description

- MTCC 785
- Level 6/ Unit 9

Heating/Cooling

- Forced Air / Gas Heating
- Central Air Conditioning

Maintenance Fees

- \$2,404.85 per month, includes:
- Heat
- Water
- Hydro
- Cable/ Internet
- Central Air Conditioning
- Common Elements
- Building Insurance
- Parking

Taxes

- \$6,832.03 per annum (2025)

Parking/Locker

- Two Deeded Parking
- Known As Level B#40 and B#41
- One Deeded Locker
- Known As Level A#137



Possession

- 30 Days / To Be Arranged

Building Amenities

- 24-Hour Gatehouse
- Party Room
- Exercise Room
- Outdoor Pool
- Visitor Parking



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 that we believe are reliable, but for which we assume no responsibility.