

Welcome To

# *109 Ossington Avenue #216*

Foyer		<ul style="list-style-type: none"> <li>◦ Wide plank laminate floors</li> <li>◦ Loft-style concrete ceilings adding architectural character</li> </ul>
Living Room	3.98 x 3.39 m 13' x 11'1"	<ul style="list-style-type: none"> <li>◦ Open concept</li> <li>◦ Loft-style concrete ceilings adding architectural character</li> <li>◦ Gallery wall and flexible layout for art display</li> <li>◦ Neutral palette allowing for versatile styling</li> <li>◦ Wide plank laminate floors</li> <li>◦ Walk-out to balcony with east roof-top views</li> </ul>
Dining Room	3.90 x 3.21m 12'8" x 10'5"	<ul style="list-style-type: none"> <li>◦ Seamless flow from kitchen to living area</li> <li>◦ Wide plank laminate floors</li> </ul>
Kitchen	3.90 x 3.21m 12'8" x 10'5"	<ul style="list-style-type: none"> <li>◦ Open concept</li> <li>◦ Oversized centre island</li> <li>◦ Reverse osmosis water system upgrade</li> <li>◦ Sleek dark wood cabinetry with integrated, handle-style pulls</li> <li>◦ High-gloss upper cabinets for a clean, modern finish</li> <li>◦ Stone countertops with waterfall edge on island</li> <li>◦ Full-height stone backsplash</li> <li>◦ Undermount stainless steel sink with modern pull-down faucet</li> <li>◦ Built-in gas cooktop with integrated stainless steel hood fan</li> <li>◦ Built-in wall oven and integrated dishwasher</li> <li>◦ Microwave drawer conveniently built into the island</li> <li>◦ Recessed under-cabinet lighting</li> <li>◦ Breakfast bar seating ideal for casual dining or entertaining</li> <li>◦ Loft-style concrete ceilings adding architectural character</li> <li>◦ Wide plank laminate floors</li> </ul>

Primary Bedroom	3.08 x 2.96m 10'1" x 9'7"	<ul style="list-style-type: none"><li>◦ Well-proportioned with comfortable circulation space</li><li>◦ Loft-style exposed concrete ceilings adding modern, architectural appeal</li><li>◦ Laminate floors</li><li>◦ Sliding frosted glass doors providing privacy while maintaining light flow</li><li>◦ Custom built-in wardrobe system with extensive drawer and hanging storage</li><li>◦ Quiet separation from main living area for added privacy</li><li>◦ Sleek glass-panel partition subtly connecting to living space without sacrificing enclosure</li><li>◦ Wide plank laminate floors</li></ul>
Den	2.98 x 2.43m 9'7" x 7'9"	<ul style="list-style-type: none"><li>◦ Versatile with multifunctional layout</li><li>◦ Exposed concrete ceiling continuing loft-style Aesthetic</li><li>◦ Custom built-in closet</li><li>◦ Open design maintains natural light flow throughout the suite</li><li>◦ Wide plank laminate floors</li></ul>
Primary Washroom		<ul style="list-style-type: none"><li>◦ 4-piece</li><li>◦ Vanity with sink, tub and toilet</li><li>◦ Tile floor</li></ul>
Balcony		<ul style="list-style-type: none"><li>◦ East exposure with tree-top views</li><li>◦ Gas hook-up for BBQ</li></ul>

### *Additional Information*

Inclusions	<ul style="list-style-type: none"><li>◦ KitchenAid Refrigerator</li><li>◦ Whirlpool Stainless Steel Oven</li><li>◦ 4 Burner Gas Cook-Top</li><li>◦ Miele Dishwasher</li><li>◦ Stainless Steel Microwave</li><li>◦ Blomberg Stacked Washer and Dryer</li><li>◦ Built-In Shelf in Kitchen</li><li>◦ 4 Stools</li><li>◦ Window Coverings</li><li>◦ Electric Light Fixtures</li><li>◦ Closet Built-Ins</li><li>◦ TV and Bracket</li></ul>
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| Legal Description | <ul style="list-style-type: none"><li>◦ TSCC 2636</li><li>◦ Level 2, Unit 16</li></ul>  |
| Property Taxes    | <ul style="list-style-type: none"><li>◦ \$3,642.42 per annum (2025)</li></ul>   |
| Maintenance Fees  | <ul style="list-style-type: none"><li>◦ \$664.19 per month</li><li>◦ Includes: Heat, Water, Building Insurance, Common Elements, and Parking</li></ul>  |
| Parking/Locker    | <ul style="list-style-type: none"><li>◦ One Deeded Underground Parking Space</li><li>◦ Known as: Level B, Unit 41</li><li>◦ One Deeded Out-of-Suite Locker</li><li>◦ Known as: Level B, Unit 89</li></ul> |
| Heating/Cooling   | <ul style="list-style-type: none"><li>◦ Forced Air Gas Heating</li><li>◦ Central Air Conditioning</li></ul>   |
| Amenities         | <ul style="list-style-type: none"><li>◦ Concierge</li><li>◦ Party/Meeting Room</li><li>◦ Visitor Parking</li></ul>  |

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