

125 Weldrick Rd. W.

Townhouse #20

Lower Level

Foyer	11'9" x 9'9"	3.58 x 2.97m	<ul style="list-style-type: none"> ◦ Heated Slate Tile Floors ◦ Built-In Closet ◦ Pot Lights ◦ Staircase to Upper Levels
Powder Room			<ul style="list-style-type: none"> ◦ 2-Piece
Sitting Room	17'9" x 9'5"	5.41 x 2.87m	<ul style="list-style-type: none"> ◦ Hardwood Floors ◦ Walk-Out to Deck with Direct Gas Line to BBQ and Garden
Family Room	13' x 9'9"	3.96 x 2.97m	<ul style="list-style-type: none"> ◦ Gas Fireplace ◦ Hardwood Floors ◦ Built-In Shelves ◦ Pot Lights ◦ Picture Window Overlooking the Garden
Laundry Room	9' x 5'	2.74 x 1.52m	<ul style="list-style-type: none"> ◦ Sink ◦ Side By Side Washer and Dryer
Furnace Room	9' x 4'8"	2.74 x 1.42m	
Garage	19'7" x 9'10"	5.97 x 3.00m	<ul style="list-style-type: none"> ◦ Direct Access ◦ Electric Garage Door Opener

Second Level

Living Room	20'4" x 20'	6.20 x 6.10m	<ul style="list-style-type: none"> ◦ Gas Fireplace ◦ Hardwood Floors ◦ Built-In Shelves ◦ High Ceilings ◦ Pot Lights ◦ Picture Window with Treed View ◦ Walk-Out to Balcony Overlooking the Garden
Balcony	8' x 7'10"	2.44 x 2.39m	<ul style="list-style-type: none"> ◦ West Exposure
Dining Room	14'1" x 11'	4.29 x 3.35m	<ul style="list-style-type: none"> ◦ Step-Up ◦ Separate ◦ Hardwood Floors ◦ Overlooks the Living Room ◦ Bay Window
Kitchen	11'3" x 8'3"	3.43 x 2.51m	<ul style="list-style-type: none"> ◦ Updated ◦ Hardwood Floors ◦ Pot Lights ◦ Pass Through to Dining ◦ Double Window
Breakfast Room	8'8" x 7'10"	2.64 x 2.44m	<ul style="list-style-type: none"> ◦ Combined with Kitchen ◦ Wall Unit and Window Seat ◦ Hardwood Floors ◦ Window

Third Level

Primary Bedroom	17'8" x 13'3"	5.38 x 4.04m	<ul style="list-style-type: none"> ◦ Wall-to-Wall Closets with Built-in Drawers ◦ Hardwood Floors ◦ Pot Lights ◦ Bay Window and Picture Window
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Ensuite Bath			<ul style="list-style-type: none"> ◦ 4-Piece ◦ Double Sinks, Enclosed Shower and Toilet
Second Bedroom	17' x 9'7"	5.18 x 2.92m	<ul style="list-style-type: none"> ◦ Double Closet ◦ Hardwood Floors ◦ Window
Third Bedroom	13'1" x 10'	3.99 x 3.05m	<ul style="list-style-type: none"> ◦ Triple Door Closet System with Drawers ◦ Hardwood Floors ◦ Window
Washroom			<ul style="list-style-type: none"> ◦ 4-Piece ◦ Sink, Tub and Toilet

Additional Information

Inclusions	<ul style="list-style-type: none"> ◦ Liebherr Refrigerator ◦ Electrolux Gas Stove-Top ◦ GE Oven ◦ Whirlpool Dishwasher ◦ Exhaust Fan ◦ Miele Washer and Dryer ◦ Window Coverings ◦ Electric Light Fixtures ◦ 2 TV's and Brackets ◦ Amana Freezer ◦ Barbeque ◦ Electric Garage Door Opener
Legal Description	<ul style="list-style-type: none"> ◦ YRCP 716 ◦ Level 1, Unit 20
Property Taxes	<ul style="list-style-type: none"> ◦ \$4,584.20 per annum (2025)
Maintenance	<ul style="list-style-type: none"> ◦ \$660.60 per month ◦ Includes: water, common elements, building insurance, parking
Parking/Garage	<ul style="list-style-type: none"> ◦ Private Drive ◦ Built-In Single Garage

Heating/Cooling

- Forced Gas Heating (Furnace Owned)
- Navien On Command Hot Water Tankless System (Owned)
- Central Air Conditioning (Owned)

Possession

- 60 Days or To Be Arranged

Improvements

- Upgraded and installed interlocking driveway with metal edging
- At the rear yard all decking, landscaping and the privacy fence
- The upgraded rear upper bedroom windows
- The two upgraded fireplaces
- The upgraded basement and balcony patio doors
- All front landscaping excluding the Honey locust tree and grass
- Rear outdoor lighting
- Extended balcony
- Cedar outdoor ceilings over the front entrance and rear balcony
- Front door lights and door lock
- Kitchen fume hood vented to the front of the home

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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.