



Welcome To

# 260 Heath St. W. #410

Foyer	5'8" x 4'2"   1.73 x 1.27 m	<ul style="list-style-type: none"><li>◦ Double closet</li><li>◦ Engineered hardwood floors</li></ul>
Living Room	20'4" x 17'6"   6.20 x 5.33 m	<ul style="list-style-type: none"><li>◦ Expansive open-concept living area</li><li>◦ Engineered hardwood floors</li><li>◦ Electric fireplace</li><li>◦ Walk-out to balcony</li><li>◦ Large northwest-facing windows</li></ul>
Dining Room	20'4" x 17'6"   6.20 x 5.33 m	<ul style="list-style-type: none"><li>◦ Combined with Living Area</li><li>◦ Open-concept entertaining space</li><li>◦ Track lighting</li><li>◦ Seamless flow to living area</li><li>◦ Ideal for formal entertaining and casual gatherings</li></ul>
Kitchen	20'4" x 10'3"   6.20 x 3.12 m	<ul style="list-style-type: none"><li>◦ Renovated contemporary kitchen</li><li>◦ Quartz countertops</li><li>◦ Custom tile backsplash</li><li>◦ Oversized breakfast island with storage on both sides</li><li>◦ Built-in table</li><li>◦ Ample cabinetry</li><li>◦ Engineered hardwood floors</li><li>◦ Ideal for casual dining and Entertaining</li><li>◦ Pot lighting</li><li>◦ Under cabinet lighting</li></ul>
Primary Bedroom	20'1" x 10'7"   6.12 x 3.23 m	<ul style="list-style-type: none"><li>◦ Wall-to-wall mirrored closets</li><li>◦ Engineered hardwood floors</li><li>◦ Large windows with natural light</li><li>◦ Pot lighting</li></ul>
Primary Ensuite	11'7" x 5'0"   3.53 x 1.52 m	<ul style="list-style-type: none"><li>◦ Renovated 4-piece bath</li><li>◦ Modified vanity and sink area, 33" tub</li><li>◦ Accessibility-conscious design features</li><li>◦ Pot lighting</li></ul>

Second Bedroom	15'8" x 9'3"   4.78 x 2.82 m	<ul style="list-style-type: none"> <li>◦ Generously proportioned</li> <li>◦ Double closet</li> <li>◦ 36" pocket door</li> <li>◦ Engineered hardwood floors</li> <li>◦ Pot lighting</li> </ul>
Main Bath	9'10" x 8'9"   3.00 x 2.67 m	<ul style="list-style-type: none"> <li>◦ Renovated 3-piece bath</li> <li>◦ Contemporary finishes</li> <li>◦ Roll-in shower</li> <li>◦ Lever faucets</li> <li>◦ Accessible layout</li> <li>◦ Pot lighting</li> <li>◦ Barn door</li> </ul>
Laundry	3'0" x 3'0"   0.91 x 0.91 m	<ul style="list-style-type: none"> <li>◦ Ensuite</li> </ul>
Storage Room	6'5" x 3'3"   1.96 x 0.99 m	<ul style="list-style-type: none"> <li>◦ In-suite storage area</li> </ul>
Balcony	17'1" x 6'0"   5.21 x 1.83 m	<ul style="list-style-type: none"> <li>◦ Open northwest-facing balcony</li> <li>◦ Ideal outdoor retreat</li> </ul>

## Accessibility Features

- Open-concept floor plan
- Widened doorways
- Lever door handles and faucets
- Lowered light switches
- Roll-in shower
- Roll-under sink
- Modified kitchen counters
- Accessible transit nearby
- Doors designed for enhanced ease of use

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>◦ Whirlpool Refrigerator</li> <li>◦ LG Stove</li> <li>◦ LG Microwave</li> <li>◦ Frigidaire Dishwasher</li> <li>◦ Ancona Exhaust Hood</li> <li>◦ Samsung Washer</li> <li>◦ Samsung Dryer</li> <li>◦ Electric Light Fixtures</li> <li>◦ Window Coverings</li> </ul>
------------	--

- Parking/Locker**
- One exclusive underground parking space
  - Level P1, Unit 92
  - One exclusive-use locker
  - Level P1, Unit D41
- Maintenance Fee**
- \$1,998.09 per month
  - Includes: Heat, Hydro, Water, Cable TV, Central Air Conditioning, Parking, Building Insurance, Common Elements
- Property Taxes**
- \$5,557.62 per annum (2025)
- Heating/Cooling**
- Forced Air Gas Heating
  - Central Air Conditioning

#### Building Amenities

Village Terraces is renowned for its exceptional sense of community and striking red brick architecture with signature rounded balconies.

- 24-Hour Concierge
- Outdoor Pool
- Exercise Room - Free exercise classes and wellness programming offered to residents
- Community activities including yoga, aquarobics, movie nights, book clubs, and seasonal catered events
- Party / Meeting Room
- Visitor Parking
- Community BBQ Area
- On-site management office

**Sotheby's** | **Canada**  
INTERNATIONAL REALTY

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.