

40 Oaklands Avenue #340

The Oaklands

Main Level

| | | | |
|-------------|----------------|--------------|--|
| Foyer | 11'7" x 4'7" | 3.57 x 1.43m | <ul style="list-style-type: none">• Closet• Stone Floor |
| Powder Room | | | <ul style="list-style-type: none">• 2-Piece Bath |
| Living Room | 20' 6" x 12'6" | 6.28 x 3.84m | <ul style="list-style-type: none">• Capped Wood-Burning Fireplace• Over 9 Ft. Ceilings• Open Concept• Parquet Floors |
| Dining Room | 19'8" x 8'10" | 6.04 x 2.47m | <ul style="list-style-type: none">• Combined with Dining Room• Over 9 Ft. Ceilings• Parquet Floors• Mirrored Walls |
| Kitchen | 14'1" x 10'5" | 4.30 x 3.20m | <ul style="list-style-type: none">• Renovated (2017)• Picture Window• Caesarstone Counter• Parquet Floors• Fluorescent Lighting• Breakfast Area• Over 9 Ft. Ceilings |
| Pantry | 8'4" x 4'5" | 2.56 x 1.37m | <ul style="list-style-type: none">• Situated Off The Kitchen |
| Den | 9'8" x 8'2" | 2.99 x 2.50m | <ul style="list-style-type: none">• Broadloom• Over 9Ft. Ceilings• Lalique Inspired Glass Panel |

Lower Level

| | | | |
|----------------|---------------|--------------|---|
| Master Bedroom | 18'2" x 11'9" | 5.55 x 3.63m | <ul style="list-style-type: none">• Wall to Wall Closets• Lalique Inspired Glass Inserts• Broadloom |
|----------------|---------------|--------------|---|

| | | | |
|-----------------|--------------|--------------|--|
| Master Bathroom | | | <ul style="list-style-type: none"> • 4-Piece Ensuite with Tub & Shower Stall |
| Second Bedroom | 12'5" x 9'3" | 3.81 x 2.83m | <ul style="list-style-type: none"> • Double Closet • Parquet Floors |
| Third Bedroom | 10'2" x 9'9" | 3.11 x 3.02m | <ul style="list-style-type: none"> • Double Closet • Broadloom • Track Lights |
| Main Washroom | | | <ul style="list-style-type: none"> • 4-Piece |
| Laundry Room | 8'10" x 4'8" | 2.47 x 1.46m | |
| Storage Room | 5'1" x 2'10" | 1.55 x 0.45m | |

Additional Information

| | |
|--------------------|---|
| Inclusions | <ul style="list-style-type: none"> • LG Refrigerator • Maytag Stove • GE Dishwasher • Panasonic Microwave • Kenmore Washer & Dryer • Broadloom Where Laid • Electric Light Fixtures • Frigidaire Freezer in Pantry • Garburator • Closet Organizers |
| Exclusions | <ul style="list-style-type: none"> • Dining Room Electric Light Fixture |
| Legal Description | <ul style="list-style-type: none"> • MTCC 542, Level 2, Unit 12 |
| Maintenance | <ul style="list-style-type: none"> • \$1,747.33 per month • Includes: water, cable T.V., building insurance, common elements and parking |
| Parking and Locker | <ul style="list-style-type: none"> • One Deeded Underground Parking Space • Known As Level A, Unit 65 • One Exclusive Use Out-of-Suite Locker • Known As #34 on parking level– approx. 6' x 5'8" |

- | | |
|-----------------|---|
| Property Taxes | <ul style="list-style-type: none">• \$5,398.62 per annum (2018) |
| Heating/Cooling | <ul style="list-style-type: none">• Forced Air with Electric Heat Pump• Hot Water Tank (Rental)• Central Air Conditioning |
| Possession | <ul style="list-style-type: none">• 60 Days or to be arranged |
| Amenities | <ul style="list-style-type: none">• Concierge• Bike Storage• Car Wash• Visitor Parking |

For more information, please contact:



416-921-1112

mail@ellidavis.com

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