

Welcome to

35 Boardwalk Drive #103

Living Room	6.19 x 3.35m	20'3" x 11'	<ul style="list-style-type: none">• Open Concept• Light Stained Hardwood Floors• French Door Walk-Out to Terrace with Sprawling Beach View
Dining Room	6.19 x 3.35m	20'3" x 11'	<ul style="list-style-type: none">• Combined with Living Room• Light Stained Hardwood Floors
Kitchen	2.74 x 2.44m	9' x 8'	<ul style="list-style-type: none">• Granite Counter-Tops• Pine Cabinetry• Tile Backsplash• Tile Floor
Breakfast Area	2.74 x 2.44m	9' x 8'	<ul style="list-style-type: none">• Tile Floor• Bow Window with Lake View
Master Bedroom	5.00 x 3.35m	16'4" x 11'	<ul style="list-style-type: none">• Walk-In Closet• Light Stained Hardwood Floors• Track Lights
Master Ensuite Washroom			<ul style="list-style-type: none">• 4-Piece with Jacuzzi Tub
2 nd Bedroom	4.63 x 2.74m	15'2" x 9'	<ul style="list-style-type: none">• Double Mirrored Closet• Broadloom• Track Lights
Main Washroom			<ul style="list-style-type: none">• 4-Piece
Ensuite Laundry			
Terrace			<ul style="list-style-type: none">• Gas BBQ Hook-Up

Additional Information

Inclusions	<ul style="list-style-type: none">• GE Refrigerator• GE Stove• GE Microwave• GE Dishwasher• GE Stacked Washer and Dryer• Window Coverings• Electric Light Fixtures• Broadloom Where Laid
------------	---

Exclusions	<ul style="list-style-type: none"> • BBQ
Legal Description	<ul style="list-style-type: none"> • MTCC 1413 • Level 1, Unit 3
Maintenance Fee	<ul style="list-style-type: none"> • \$880. 82 per month • Includes: Heat, Hydro, Water, Central Air Conditioning, Common Elements, Building Insurance and Parking
Property Taxes	<ul style="list-style-type: none"> • \$4,022.75 per Annum (2018)
Parking/Locker	<ul style="list-style-type: none"> • One Deeded Underground Parking Space Known As Level A, unit 90 • One Out-of-Suite Storage Locker Known As Level A, Unit 166
Heating/Cooling	<ul style="list-style-type: none"> • Gas/Heat Pump Heating • Central Air Conditioning
Possession	<ul style="list-style-type: none"> • November 1, 2019 • Please see Schedule B for Probate Clause
Amenities	<ul style="list-style-type: none"> • Concierge • Car Wash • Exercise Room • Party Room/Meeting Room • Guest Suite • Visitor Parking • BBQ's Allowed • Private Garden Courtyard for Residents



ellidavis.com

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.