

160 FREDERICK STREET SUITE 207

Property Details

Taxes:	\$5,070.37 (2016)
Maintenance Fees:	\$1,545 Monthly
Square Footage:	Approx. 2,100 Sq. Ft. (+ 720 Sq. Ft. of combined outdoor living space)
Closing Date:	60, 90 - 120 Days / To be Arranged
Parking:	One Owned Underground Parking Space (B 35)

Inclusions: KitchenAid fridge, stove, dishwasher, Panasonic microwave; Maytag washer and dryer; all electric light fixtures; all window blinds; bathroom vanity cabinets and mirrors

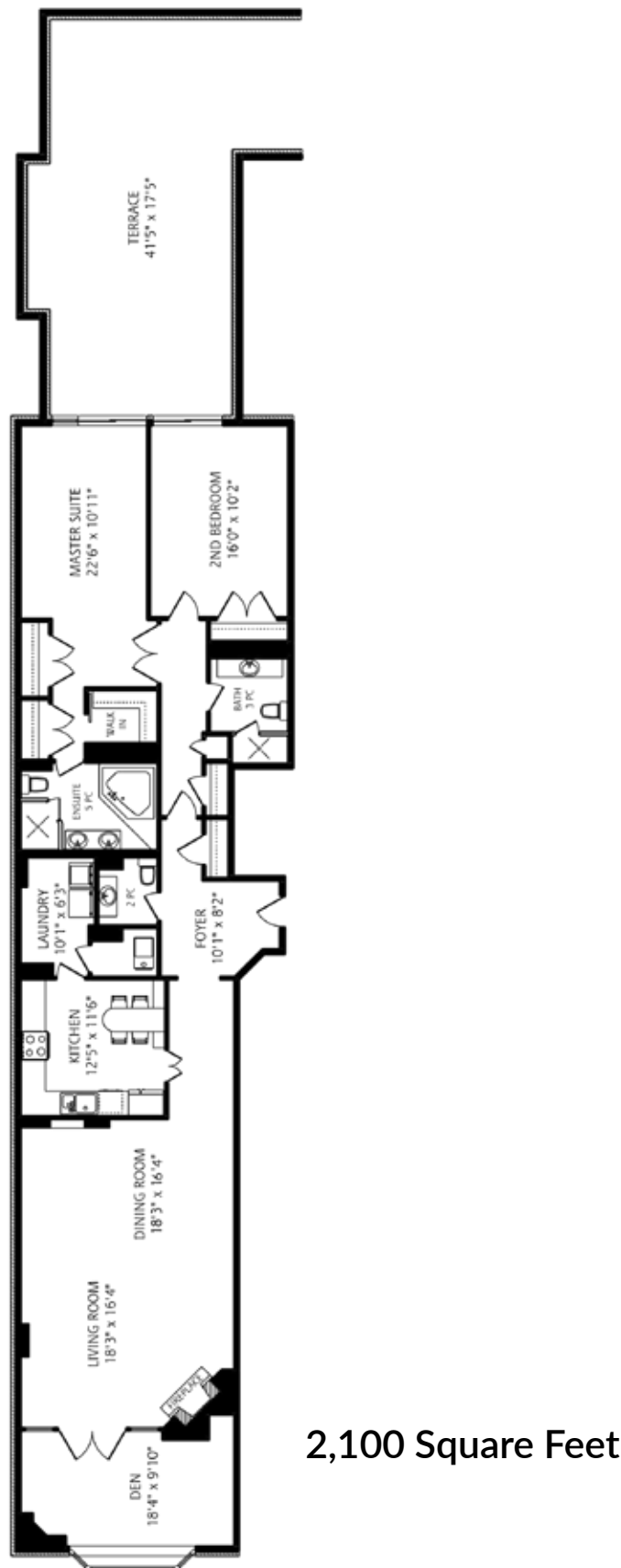
The Buyer and the Seller acknowledge and accept that all chattels and inclusions noted herein will be in "as is" condition upon closing.

Exclusions: any and all artwork; any audio / visual equipment and brackets; all hanging mirrors outside of the Bathrooms; all household furniture

The Buyer and the Seller acknowledge that any wall units, large pieces of furniture, dining room cabinets, entertainment units, and bookcases that are not noted under inclusions herein, are deemed to be freestanding, and shall be excluded from this Agreement of Purchase and Sale.

Maintenance Fees Include:

- Water
- Common elements
- Building insurance
- Parking



For more information regarding this property, please contact Christian, Paul and Fran at (416) 960-9995

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Foyer

- Jatoba engineered hardwood flooring
- Crown moulding
- 2 closets plus linen closet
- Overhead light fixtures

Powder Room

- Renovated
- Porcelain tile flooring
- Marble counter
- Furniture style vanity with coordinating framed mirror
- Recessed sink
- Toto toilet
- Recessed halogen lighting and 2 wall sconces

Living Room / Dining Room

- Open concept
- Jatoba engineered hardwood flooring
- Crown moulding
- Decorative fireplace with vintage mantle
- Halogen track lighting and chandelier
- Elegant French beveled glass doors and panels into Den

Kitchen

- Renovated
- Jatoba engineered hardwood flooring
- Breakfast table with antique brown granite top
- Pantry
- 2 glass display cupboards
- Antique brown granite countertop
- Stainless steel appliances
- KitchenAid fridge, stove and dishwasher
- Panasonic microwave
- 2 pendant lights and under cabinet lighting
- Recessed halogen lighting

Den

- French beveled glass paneled doors into room
- Wool berber broadloom
- Bay window
- Window seat

Master Bedroom

- Jatoba engineered hardwood flooring
- Combined with Sitting Room
- 2 double closets and walk-in closet
- Sliding patio doors
- Walk-out to terrace
- Overhead light fixture

Master Bedroom Ensuite Bathroom

- Renovated
- 5 piece
- Marble flooring and wainscoting
- Black granite counter
- 2 undermounted sinks
- 2 oval mirrors
- Corner glass enclosed shower
- Maax corner air jet tub
- Toto toilet
- Recessed halogen lighting

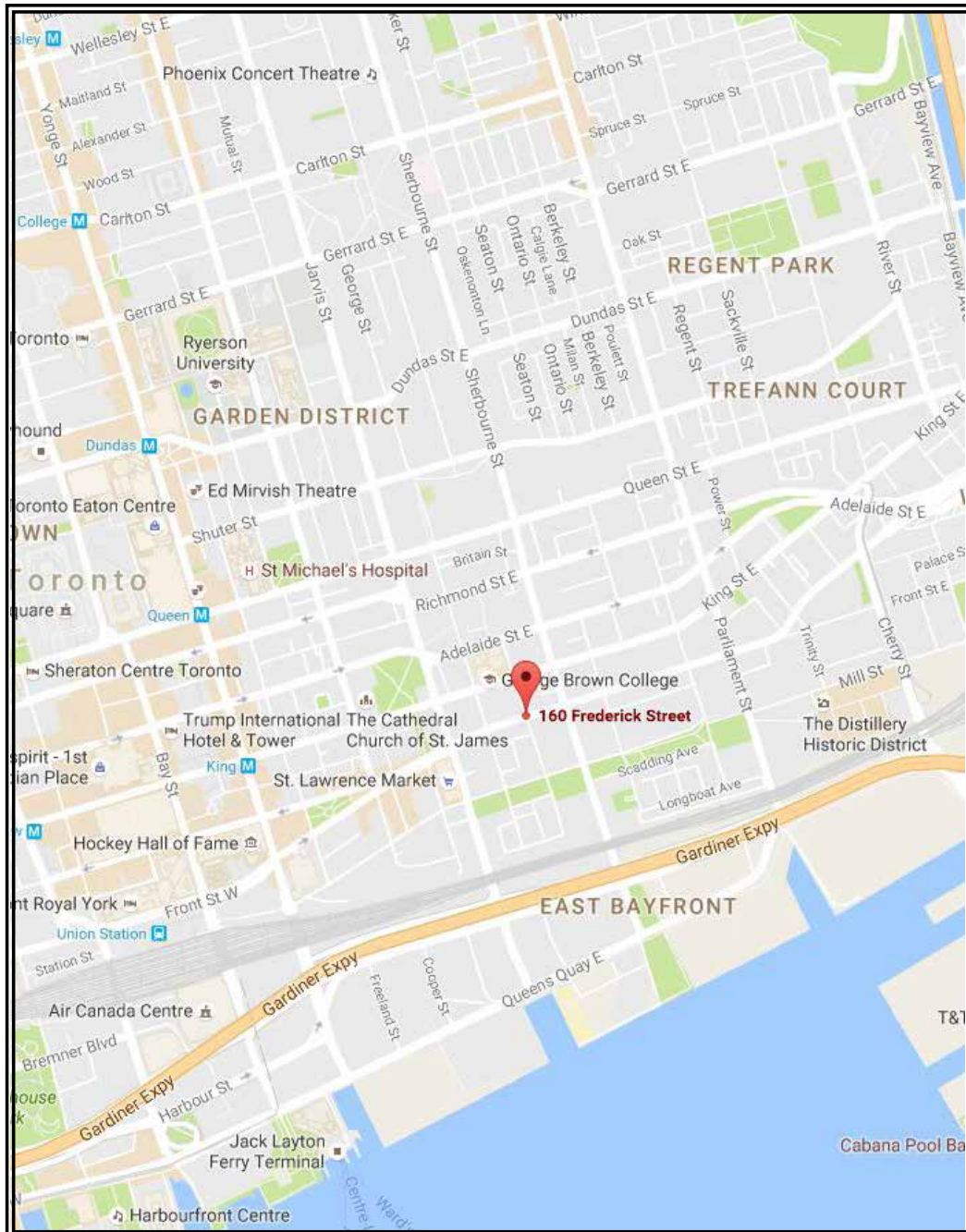
Second Bedroom

- Wool berber carpet
- Sliding patio doors
- Walkout to patio

Main Bathroom

- 3 piece
- Renovated
- Porcelain tile flooring
- Marble counter
- Undermounted sinks
- Coordinating mirror
- Glass enclosed shower
- Toto toilet
- 2 wall sconces + recessed halogen lighting
- Laundry / Storage / Utility
- Maytag washer and dryer

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