

# Welcome To 25 Scrivener Square #808

Foyer			<ul style="list-style-type: none"> <li>➤ Two Closets</li> <li>➤ Hardwood Floors</li> <li>➤ 9 Ft. Ceilings</li> </ul>
Living Room	21' x 13'9"	6.40 x 4.19m	<ul style="list-style-type: none"> <li>➤ Open Concept</li> <li>➤ Hardwood Floors</li> <li>➤ 9 Ft. Ceilings</li> <li>➤ Walk-Out to Covered Terrace with Panoramic Unobstructed South City Views</li> </ul>
Dining Room	21' x 13'9"	6.40 x 4.19m	<ul style="list-style-type: none"> <li>➤ Combined with Living Room</li> <li>➤ Hardwood Floors</li> <li>➤ 9 Ft. Ceilings</li> </ul>
Kitchen	11' x 9'	3.35 x 2.74m	<ul style="list-style-type: none"> <li>➤ Overlooks the Living Room</li> <li>➤ Breakfast Bar</li> <li>➤ Granite Counter-Tops</li> <li>➤ Hardwood Floors</li> <li>➤ Tile Backsplash</li> <li>➤ Track Lighting</li> <li>➤ 9 Ft. Ceilings</li> </ul>
Sitting Area	12'3" x 9'8"	3.73 x 2.95m	<ul style="list-style-type: none"> <li>➤ Hardwood Floors</li> </ul>
Master Bedroom	18' x 10'	5.49 x 3.05m	<ul style="list-style-type: none"> <li>➤ Double Walk-In Closets</li> <li>➤ Broadloom</li> <li>➤ South Views</li> <li>➤ 9 Ft. Ceilings</li> </ul>
Master Washroom			<ul style="list-style-type: none"> <li>➤ 5-Piece Ensuite with Double Sinks, Tub and Shower Stall</li> </ul>
Second Bedroom/ Den	12'8" x 11'	3.86 x 3.35m	<ul style="list-style-type: none"> <li>➤ Murphy Bed</li> <li>➤ Hardwood Floors</li> <li>➤ Built-In Bookshelves</li> <li>➤ Track Lights</li> <li>➤ French Doors</li> <li>➤ 9 Ft. Ceilings</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>➤ 3-Piece</li> </ul>
Ensuite Laundry			<ul style="list-style-type: none"> <li>➤ Stacked Washer &amp; Dryer</li> </ul>
Covered Terrace	20'2" x 10'5"	6.16 x 3.20m	<ul style="list-style-type: none"> <li>➤ Panoramic Unobstructed South City Views</li> </ul>

## Additional Information

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| Inclusions         | <ul style="list-style-type: none"><li>➤ Whirlpool Refrigerator</li><li>➤ Whirlpool Stove-Top</li><li>➤ Whirlpool Oven</li><li>➤ GE Profile Microwave</li><li>➤ Miele Dishwasher</li><li>➤ Stacked Washer and Dryer</li><li>➤ Window Coverings</li><li>➤ Electric Light Fixtures</li><li>➤ Broadloom Where Laid</li><li>➤ Murphy Bed</li></ul> |
| Maintenance        | <ul style="list-style-type: none"><li>➤ \$1,043.26 per month</li><li>➤ Includes: heat, water, central air conditioning, building insurance, common elements and parking</li></ul>   |
| Legal Description  | <ul style="list-style-type: none"><li>➤ TSCC 1614</li><li>➤ Level 8, Unit 8</li></ul>   |
| Taxes              | <ul style="list-style-type: none"><li>➤ \$7,384.57 per Annum (2018)</li></ul>   |
| Exposure           | <ul style="list-style-type: none"><li>➤ Unobstructed South Views</li></ul>  |
| Heating/Cooling    | <ul style="list-style-type: none"><li>➤ Heat Pump Gas Heating</li><li>➤ Central Air Conditioning</li></ul>  |
| Parking            | <ul style="list-style-type: none"><li>➤ Two Owned Underground Parking Spaces</li><li>➤ Known As Level B, Units #66 &amp; #67</li></ul>  |
| Locker             | <ul style="list-style-type: none"><li>➤ One Owned Out-of-Suite Storage Locker</li><li>➤ Known As Level B, Unit 113</li></ul>  |
| Building Amenities | <ul style="list-style-type: none"><li>➤ 24 Hr. Concierge</li><li>➤ Gym</li><li>➤ 2 Guest Suites</li><li>➤ Party Room with Outdoor BBQ Area</li><li>➤ Car Wash</li><li>➤ Visitor Parking</li></ul>   |
| Possession         | <ul style="list-style-type: none"><li>➤ April 2019 or To Be Arranged</li></ul>  |



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.