

38 Avoca Avenue #506

Avoca Vale

Foyer			<ul style="list-style-type: none">➤ Double Mirrored Closet➤ Tile Floor➤ Ensuite Laundry
Living Room	7.32 x 3.66m	24' x 12'	<ul style="list-style-type: none">➤ Combined with Dining Room➤ Walk-Out to Balcony
Dining Room	5.49 x 3.66m	18' x 12'	<ul style="list-style-type: none">➤ Combined with Living Room
Kitchen	2.74 x 2.32m	9' x 7'6"	<ul style="list-style-type: none">➤ Renovated (2017)➤ Pass-Through➤ stone Counter-Top➤ Tiled Backsplash➤ Pot Lighting➤ Tile Floor
Breakfast Area	2.32 x 2.32m	7'6" x 7'6"	<ul style="list-style-type: none">➤ Tile Floor➤ South Window
Master Bedroom	4.27 x 3.23m	14' x 10'6"	<ul style="list-style-type: none">➤ Walk-in Closet
Master Ensuite Bath			<ul style="list-style-type: none">➤ 3-Piece w/ Rain Shower Stall
Second Bedroom	3.17 x 2.74m	10'4" x 9'	<ul style="list-style-type: none">➤ Double Mirrored Closet
Main Washroom			<ul style="list-style-type: none">➤ 4-Piece
Balcony	3.05 x 2.19m	10' x 7'2"	<ul style="list-style-type: none">➤ South and West Views

Additional Information

Inclusions	<ul style="list-style-type: none">➤ LG Stainless Steel Refrigerator➤ KitchenAid Stainless Steel Stove➤ KitchenAid Stainless Steel Dishwasher➤ Stainless Steel Microwave➤ Bosch Stacked Washer and Dryer➤ Window Coverings➤ Electric Light Fixtures
Exclusions	<ul style="list-style-type: none">➤ Kitchen Fixture➤ Master Bedroom Side Panel Drapes
Maintenance Fees	<ul style="list-style-type: none">➤ \$1130.92 per Month➤ Includes: Heat, Water, Hydro, Central Air Conditioning, Cable T.V., Common Elements, Building Insurance and Parking
Legal Description	<ul style="list-style-type: none">➤ MTCC 1190➤ Level 5, Unit 6
Taxes	<ul style="list-style-type: none">➤ \$4,930.93 per Annum (2017)
Exposure	<ul style="list-style-type: none">➤ South
Parking	<ul style="list-style-type: none">➤ One Owned Underground Parking Space➤ Known As Level B, Unit #80
Locker	<ul style="list-style-type: none">➤ Use of One Exclusive Out-of-Suite Locker➤ Known As Level P1, Unit #55
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ Gym➤ Library➤ Party Room➤ Outdoor Courtyard with BBQ➤ Visitor Parking
Possession	<ul style="list-style-type: none">➤ 120 Days or To Be Arranged

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.