

Welcome To  
**630 Kingston Road #110**  
The Southwood

## Upper Level

Foyer

- Closet
- Engineered Hardwood Floors

Powder Room

- 2-Piece
- Vanity with Quartz Counter-Top

Ensuite Storage Room

Living Room

20'5" x 16'10"

6.28 x 4.91m

- Open Concept
- Engineered Hardwood Floors
- 9 ft. Ceilings
- Floor-to-Ceiling Windows  
Overlooking the Garden and  
Ravine

Dining Room

20'5" x 16'10"

6.28 x 4.91m

- Combined with Living Room
- Engineered Hardwood Floors
- 9 ft. Ceilings
- Floor-to-Ceiling Windows  
Overlooking the Garden and  
Ravine

Kitchen

- Open Concept
- Euro-Inspired Cabinetry
- Centre Island with Breakfast Bar
- Quartz Counter-Tops &  
Backsplash
- Engineered Hardwood Floors
- 9 ft. Ceilings
- Track Lighting
- Integrated Stainless Steel  
Appliances

Master Bedroom

13' x 11'6"

3.96 x 3.54m

- Walk-In Closet
- 13 ft. Ceilings
- Floor-to-Ceiling Windows  
Overlooking the Garden and  
Ravine

Master Ensuite Bath

- 4-Piece
- Vanity with Quartz Counter-Top

## Lower Level

Second Bedroom

10' x 10'

3.05 x 3.05m

- Walk-in Closet
- 9 ft. Ceilings
- Floor-to-Ceiling Windows  
Overlooking the Garden and  
Ravine

Third Bedroom

10'5" x 10'

3.23 x 3.05m

- Double Closet
- 9 ft. Ceilings

Jack 'n Jill Washroom

- 4-Piece
- Vanity with Quartz Counter-Top

Private Urban Garden

- Approx. 350 Sq.Ft.
- Surrounded by Trees
- BBQ Gas Connection

## Additional Information

Inclusions

- Stainless Steel Refrigerator
- Whirlpool Stainless Steel Gas Stove
- Whirlpool Stainless Steel Microwave
- Whirlpool Stainless Steel Dishwasher
- Whirlpool Stacked Washer and Dryer
- Window Coverings
- Electric Light Fixtures

Legal Description

- TSCC 1234
- Level 1, Unit 10

Property Taxes

- \$4,753.32 per Annum (2018)
- Based on MPAC

Maintenance Fee

- \$801.49 per month
- Includes: water, common elements, building insurance and parking

Parking/Locker/  
Bicycle Locker

- One Underground Parking Space Known as Level B, Unit 23
- One Out-of-Suite Locker Known as Level B, Unit 41
- One Bicycle Locker Known as Level B, Unit 51

Heating/Cooling

- Electric Heat Pump
- Central Air Conditioning

Possession

- 60 Days or To Be Arranged

Building Amenities

- Guest Suite
- Party Room – Located in 665 Kingston Rd.
- Visitor Parking – Located in 665 Kingston Rd.
- Outdoor Parking Space at the Side of the Building May Be Available

Area Amenities

- Steps to a Selection of Cafes, Restaurants and Shops
- Steps to The Big Carrot Community Market
- Minutes to Beaches Library and Main Street Library
- Close to Beaches Recreation Centre and Ted Reeve Community Arena
- Close to Kew Gardens Rink, Kew Beach Lawn Bowling Club
- Minutes to Kew Garden Tennis Club and Beach Skatepark
- Easy Access to Ashbridge's Bay Yacht Club
- 6 Minute Walk to Glen Stewart Park, Kew gardens and Merrill Dog Park
- TTC Streetcar and Bus Routes
- 11 Minutes Walk to Main Street Subway Station
- Easy Access to DVP



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