

‘The Verve’ **120 Homewood Ave. Suite 3007**

Living Room	5.59 x 3.05m	18’4” x 10’0”	<ul style="list-style-type: none"> ➤ Laminate Floor ➤ Combined with Dining Room ➤ Walk Out to Balcony
Dining Room	5.59 x 3.05	18’4” x 10’0”	<ul style="list-style-type: none"> ➤ Laminate Floor ➤ Combined with Living Room
Kitchen	2.44 x 2.44m	8’0” x 8’0”	<ul style="list-style-type: none"> ➤ Laminate Floor ➤ Granite Counter ➤ Centre Island ➤ Open Concept
Master Bedroom	3.96 x 3.05m	13’0” x 10’0”	<ul style="list-style-type: none"> ➤ Broadloom ➤ Double Closet ➤ Vertical Blinds ➤ South View
Master Ensuite			<ul style="list-style-type: none"> ➤ 4-Piece
2nd Bedroom	3.05 x 2.67m	10’0” x 8’9”	<ul style="list-style-type: none"> ➤ Broadloom ➤ Double Closet ➤ East View
Washroom			<ul style="list-style-type: none"> ➤ 3-Piece ➤ Stall Shower
Balcony	3.05 x 1.36m	10’0” x 4’5”	<ul style="list-style-type: none"> ➤ South and East Views of City, CN Tower and Lake Ontario

ADDITIONAL HIGHLIGHTS

Inclusions:

- Whirlpool Stainless Steel Refrigerator
- Whirlpool Smooth Top Black Stove
- Whirlpool Microwave
- Whirlpool Dishwasher
- Whirlpool Stack Washer and Dryer
- Window Coverings
- Electric Light Fixtures
- Broadloom Where Laid

Exclude:

- TV on Living Room Wall

Legal Description:

- TSCC 1962
- Level 29, Unit 07

Maintenance Fee:

- \$488.11 Per Month
- Includes: Building Insurance, Common Elements, Parking

Building Amenities:

- 24-Hour Concierge
- Fitness Centre with Cardio and Weight Training
- Yoga Room
- Sauna
- His and Her Steam Rooms
- Screening Theatre
- Party/Meeting Room and Lounges
- Rooftop Garden with Outdoor Lap Pool, Cabanas, Sun Deck and BBQ's
- Visitor Parking

Parking:

- One Owned Underground Parking Space
- Level C, Unit 87

Taxes:

- \$3,006.44 Per Annum (2016)

Pets:

- Two Small Pets

Possession

- 60-90 Days/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.