

## 155 YORKVILLE AVENUE #1818

**Property Details**

<b>Taxes:</b>	\$4,938.28 (2018)
<b>Maintenance Fees:</b>	\$648.73 / monthly
<b>Square Footage:</b>	Approx. 750 sq. ft.
<b>Closing Date:</b>	30 days / TBA
<b>Parking:</b>	Preferred owned parking space near elevator (C18)
<b>Locker:</b>	Exclusive use of locker on same floor as unit (L18)

**Inclusions:** Liebherr fridge, AEG flat cooktop, Panasonic combined convection/microwave, Fisher and Paykel dishwasher; Whirlpool stacked washer/dryer; all blinds and hardware; all track lighting; all vanity mirrors; built-in cabinetry; Living Room: tinted grey glass dining table with 4 leather dining chairs, grey couch with three cushions, glass coffee table with dark wood drawers, dark wood cabinet for stereo/TV/storage, Samsung smart TV; Master Bedroom: grey leather headboard, queen size bed mattress set and frame, two bedside dark wood tables, two bed lamps, black roll away coffee table with black leather chair, two 3-drawer chests in walk-in closet; 2nd Bedroom: beige sofa bed pullout to a queen size bed with storage below, desk with black leather chair, coffee/kitchen/bar cart with drawer and shelf, wall articulating reading lamp, removable white shade for glass divide

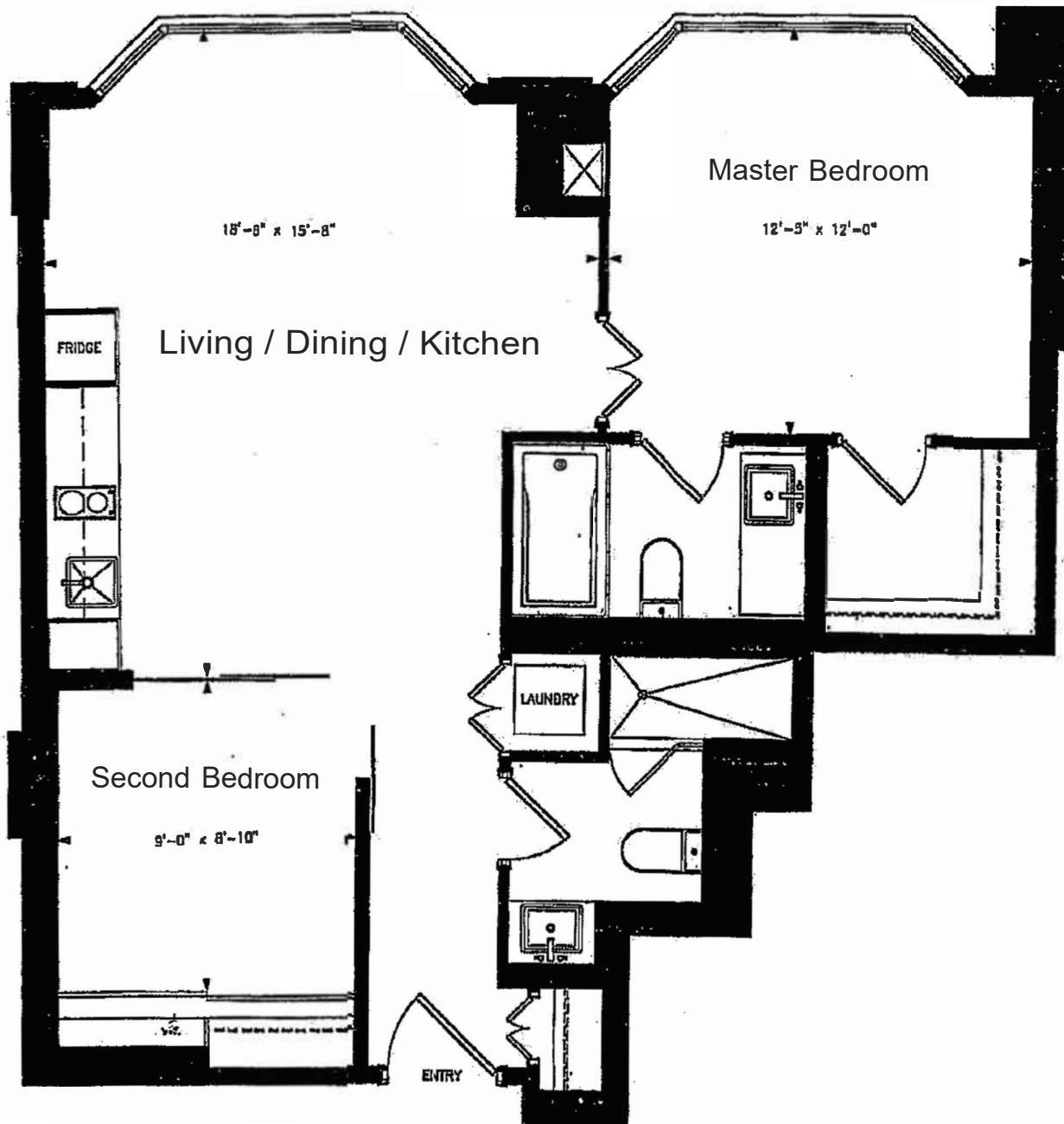
**Exclusions:** Any and all artwork; all household furniture; grey nail head console table, dark grey leather wing back chair, Bose sound bar, brushed stainless floor lamp, carpet in living room two round black footstools, all bed linens - bedsheets, bed skirt, duvet and pillows

**Maintenance Fees Include:**

- Common element maintenance
- Water
- Air conditioning to the suite
- Building insurance
- Parking

**Amenities**

- Concierge
- Exercise room
- Party room



Approx. 750  
Square Feet

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

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## Foyer

- Laminate flooring
- Closet
- Recessed LED light

## Living Room

- Laminate flooring
- Bay window
- Silhouette style blinds by Shade O Matic
- Open concept
- Clear North view
- Halogen track lighting

## Dining Room

- Laminate flooring
- Open concept
- Clear North view
- Halogen track lighting

## Kitchen

- Laminate flooring
- Walnut veneer cabinetry by Aya Kitchens
- Double pantry closet
- Quartz countertops
- Subway tile backsplash
- Under mounted stainless steel sink by Cantrio
- Faucet by Delta
- Fridge by Liebherr
- Flat cooktop by AEG
- Combined convection / microwave by Panasonic
- Dishwasher drawer by Fisher and Paykel
- Recessed LED lighting

## Main Bathroom

- Three piece
- Porcelain tile flooring
- Quartz countertops
- Walnut veneer vanity by Aya
- Under mounted sink by Contrac
- Faucet by Hansgrohe
- Framed mirror
- Toilet by Duravit
- Large shower with glass enclosure, two adjustable shower heads, and porcelain tile surround
- Wall sconce and LED recessed lighting

## Master Bedroom

- Laminate flooring
- Double entry doors
- Bay window
- Silhouette style blinds by Shade O Matic
- Open concept
- Clear north view
- Walk-in closet
- Halogen track lighting

## Master Bedroom Ensuite Bathroom

- 4 piece bath
- Porcelain tile flooring
- Quartz countertops
- Walnut veneer vanity by Aya, with open shelves
- Under mounted sink by Contrac
- Faucet by Hansgrohe
- Large framed mirror
- Toilet by Duravit
- Combined tub / shower with rain shower head & porcelain tile surround
- Wall sconce

## Second Bedroom

- Laminate flooring
- Wall-to-wall closets with mirrored doors
- Glass walls / entry doors to allow sunlight with privacy shade

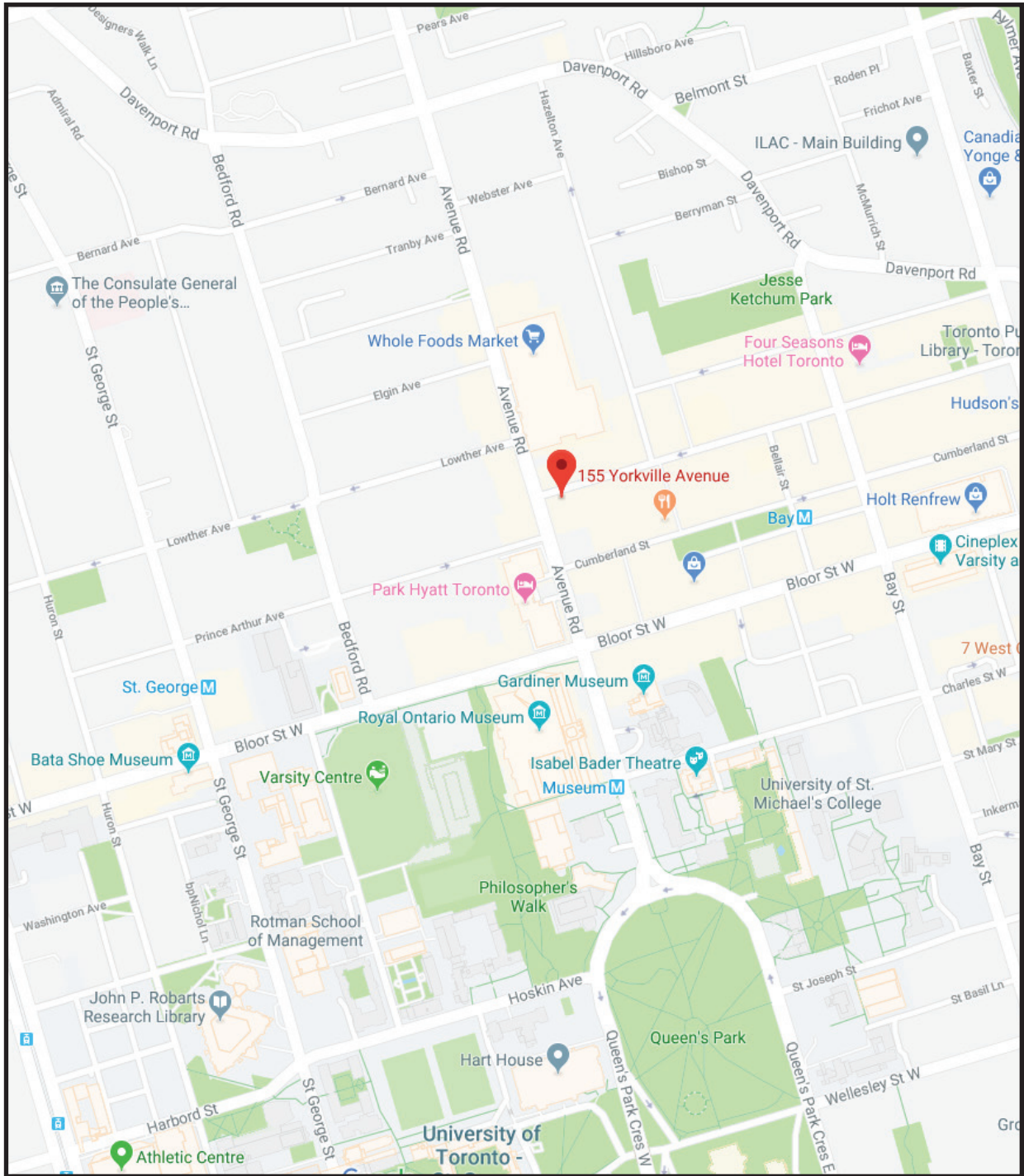
## Second Bathroom

- Three piece
- Ceramic tile flooring
- Granite countertops
- Vanity with integrated sink
- Mirror
- Shower with ceramic tile surround

## Laundry

- Porcelain tile flooring
- Stacked Whirlpool washer and dryer

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