

THE MILLS TEAM
is proud to present

380 MACPHERSON AVENUE

SUITE 512



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

Team@TheMillsTeam.ca | 416.443.0300



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca*, Sarah O'Neill*, Katie Mills*, Sue Mills*, Alex Mills**,
Victoria Mills Delsnyder, Diane Fujita*, Laura Lee* | * SALES REPRESENTATIVE ** BROKER

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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 on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative ** Broker



ADDITIONAL INFO

- Property Taxes:** \$3,780.83 (Annual in 2019)
- Possession:** 60 days or to be arranged
- Parking:** One owned underground parking space - Level D Unit 1 (Found on P4, space #1)
- Locker:** One owned locker - Level 4 Unit 47 (Found on 4th floor, locker room 47 - almost directly below suite)
- Maintenance Fee:** \$815.60 per month
- Includes:** Water, common elements, building insurance, parking and locker
- Heating/Cooling:** Electric heat pump with central air conditioning (owned by the suite owner and serviced semi-annually by the Condo Corporation)
- Utility Costs:** *Hydro:* Approx. \$80/month (2018-2019)
- Square Footage:** Approximately 1,170 sq ft (as per floor plan)
- Amenities:** Roof-top terrace with BBQs and an adjoining meeting room with kitchenette and washrooms, exercise room with saunas, party room, theatre room, visitor parking and bike storage areas
- Security:** Full-time concierge - 24 hours / 7 days per week and enter phone system
- Pet Restrictions:** All household pets welcome with a maximum of 2 cats and 1 dog
- Exposure:** West facing with large terrace
- Property Manager:** ICC Property Management
Carlos Branco - 416.926.3999
- Inclusions:** Existing Stainless Steel Kitchen Appliances: Fisher Paykel refrigerator/freezer, Samsung stove, built-in microwave/exhaust hood and Samsung dishwasher. Washer and dryer, all attached shelving and cabinetry, master bedroom armoire, all window coverings, all drapery tracks and rods, all electric light fixtures and ceiling fans, all patio furniture and 3 medium-sized planters on terrace

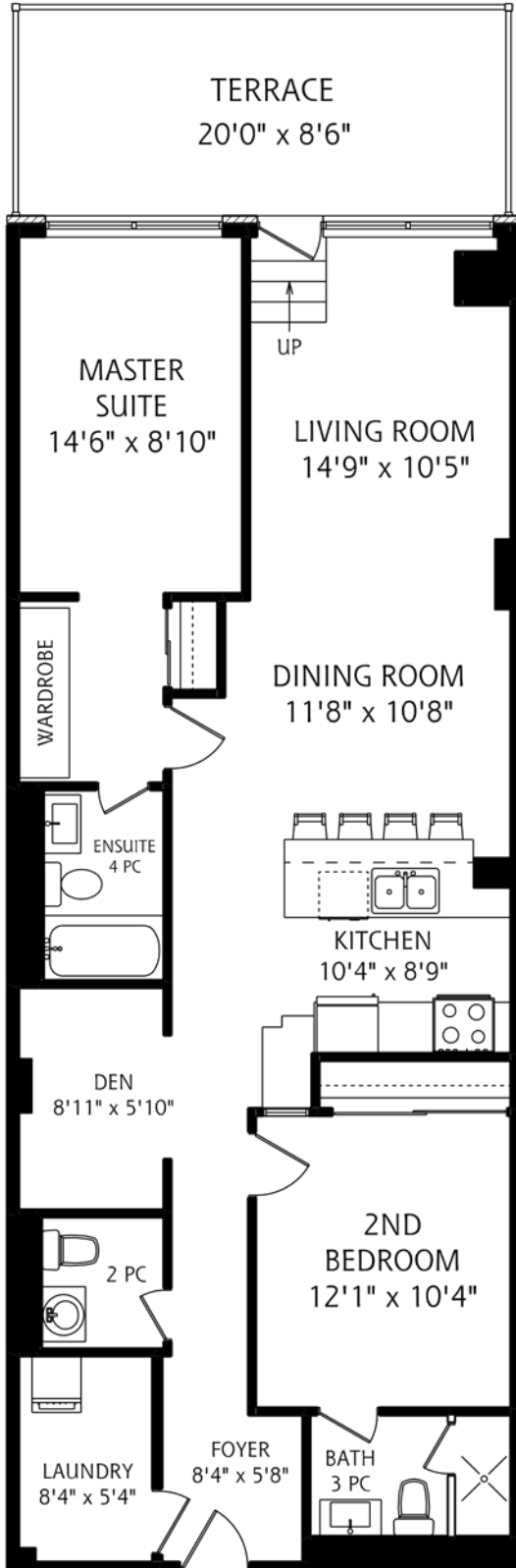


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380 MACPHERSON AVENUE SUITE #512



1,170 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

