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ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

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

THE MILLS TEAM
is proud to present

436 WELLINGTON STREET WEST
SUITE 301



436Wellington301.com

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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

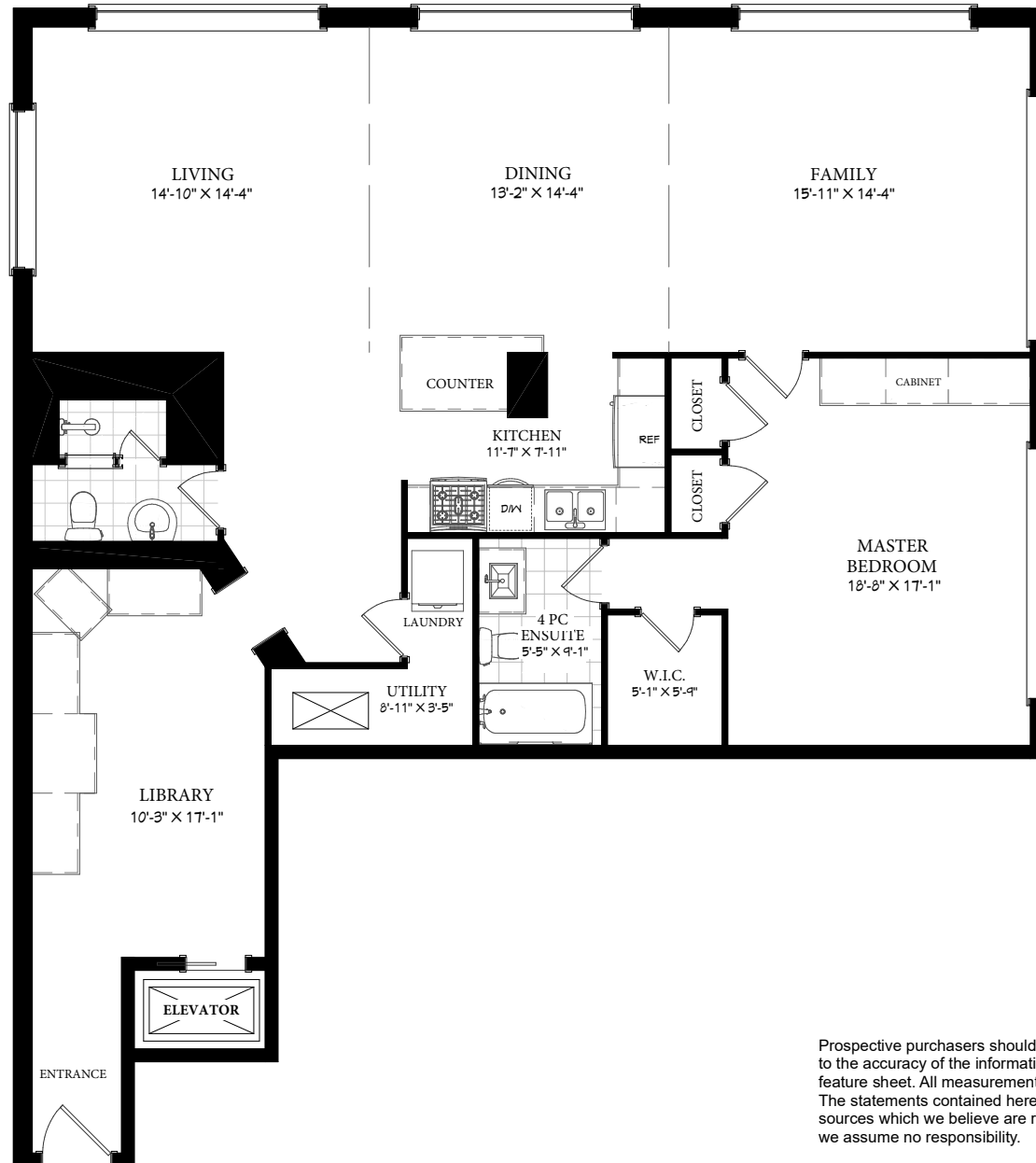
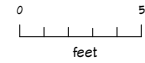
- Taxes:** \$6,281.41 (Annual in 2019)
- Possession:** 60 days or to be arranged
- Parking:** One owned parking space - Level 1 Unit 12 (spot #3)
One rented parking space - Level 1 #16 (\$150/month - continuation TBD)
- Maintenance Fee:** \$1,219.23 per month
- Includes:** Water, central air conditioning, common elements, building insurance and parking
- Heating/Cooling:** Heat/Air exchanger with hot water provided by 2018 rental gas hot water tank (\$65/month) with building supplied chilled water for Central Air
- Square Footage:** Approximately 1,726 sq ft (as per MPAC)
- Security:** Enter phone system
- Pet Restrictions:** Pet friendly building
- Exposure:** Double corner suite with southeast and west views
- Property Manager:** Performance Property Management
Jessica Chow - 416.645.3755 ext. 505
- Inclusions:** Sub-Zero 30" refrigerator and 2-drawer freezer, Wolf Duel Fuel 4-burner gas range and exhaust hood and Miele dishwasher. Bosch stacked front loading washer and dryer, all attached shelving and cabinetry, all window coverings, all drapery tracks and rods, all electric light fixtures and parking remote(s)
- Rental:** Hot water tank (\$65/month)

RENOVATIONS AND IMPROVEMENTS:

- Replaced rental hot water tank with duct work to new building code (2018)
- Installed built-in cabinets in master bedroom (2016)
- Full kitchen renovation with chef-inspired appliances (2015)
- Refinished ¾" Maple hardwood floors (2015)
- Suite fully repainted

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