

## 21 DALE AVENUE SUITE 947 SOUTH ROSEDALE

|                          |                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Maintenance Fees:</b> | \$1,916.12/monthly (property tax, building maintenance, common element, heat, water, Bell Fibe internet and cable) |
| <b>Square Footage:</b>   | Approximately 1,130 square feet (+ 126 square foot terrace)                                                        |
| <b>Closing Date:</b>     | 90 days / to be determined                                                                                         |
| <b>Locker:</b>           | 5th floor #64                                                                                                      |

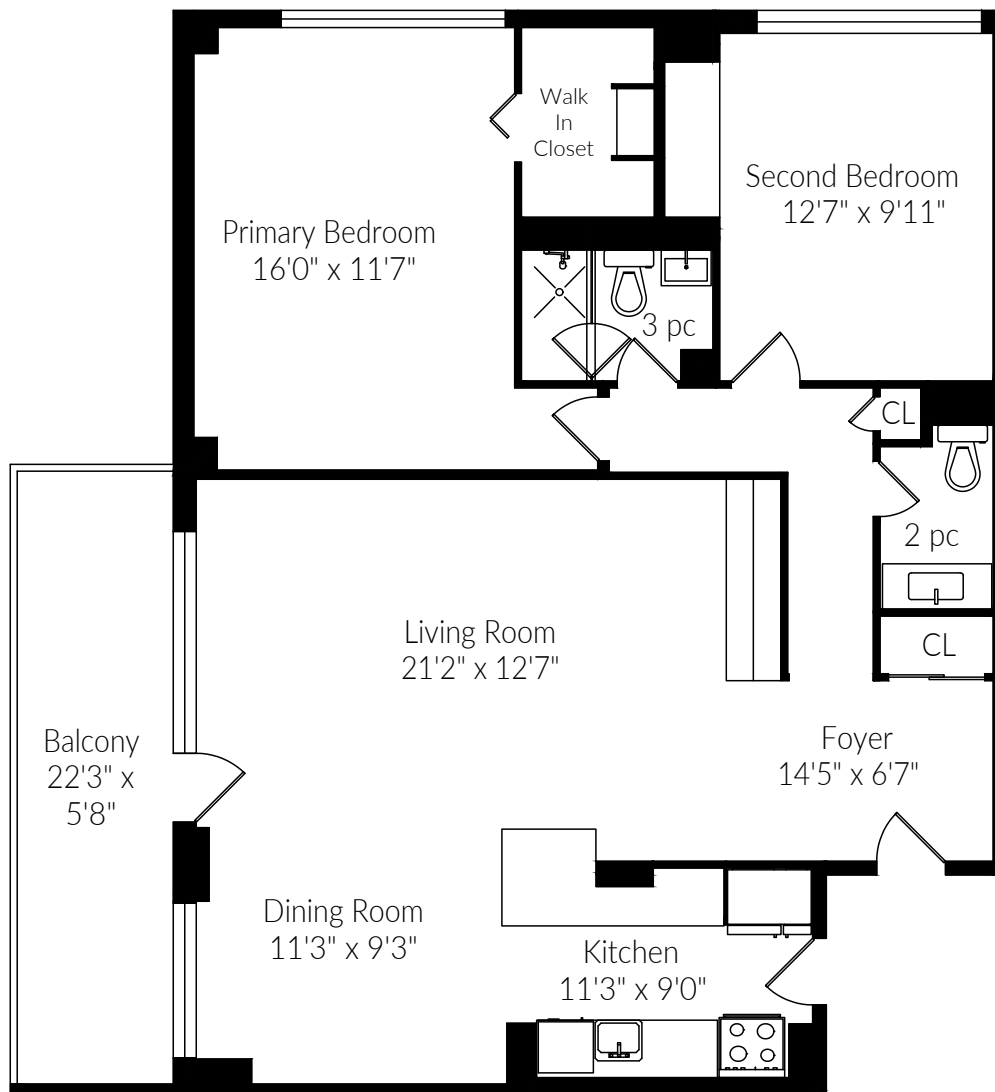
**Inclusions:** All electric light fixtures; all window blinds; two bathroom mirrors; Sanyo ductless air conditioning unit; Frigidaire fridge, KitchenAid stove with flat cooktop, KitchenAid dishwasher (in "as is" condition – never used), and extraction fan; built-in cabinetry in living room and 2nd bedroom; wall mounted shelves in two bedrooms.

**Exclusions:** Freestanding fireplace in dining room.

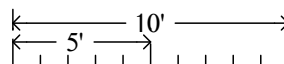
**Rental:** Parking optional at the cost of \$68 for outdoor or \$99 for indoor in the underground garage).

### Pertinent Details:

- Reputable, coveted co-op building
- 24-hour concierge and security
- Prime Rosedale location situated on 5 acres of lush, manicured greenspace
- Meeting Room
- Two pools - indoor & outdoor pool
- Visitor Parking
- Castle Frank subway station is a short walk away
- DVP, Bloor/ Danforth, Rosedale Valley, Mount Pleasant Rd and Cabbagetown are a short drive away
- Pets allowed with restrictions
- Recharging stations to charge your electric car



Suite 947  
1130 Square Feet  
+ 126 Balcony



Measurements and Calculations are approximate  
To be used as guidelines only  
[www.measuredup.ca](http://www.measuredup.ca)

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

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### Foyer

- Refinished parquet flooring in a clear stain
- Double mirrored closet
- Linen closet
- Crown moulding
- Pendant light fixture

### Living Room

- Double scale for tremendous flexibility in use
- Open concept
- Refinished parquet flooring in a clear stain
- Built-in cabinetry with cupboards and open shelves
- Large updated triple-glazed windows with treetop views
- Glass garden door with walk-out to 22-foot-long balcony
- Sanyo ductless air conditioning unit
- Crown moulding

### Dining Room

- Open concept
- Combined with living room
- Refinished parquet flooring in a clear stain
- Large window overlooking the balcony and green space
- Crown moulding

### Kitchen

- Updated
- Oversized porcelain tile flooring
- Butcherblock countertop
- Breakfast bar seating
- Stainless-steel appliances: Frigidaire fridge, KitchenAid stove with flat cooktop, KitchenAid dishwasher (never used) and extraction fan
- Porcelain apron sink
- Shaker style cabinetry with glass display cupboards
- Recessed LED lighting
- Secondary exit door into hallway

### Powder Room

- Updated
- Porcelain tile flooring
- Double vanity with integrated sink and countertop
- Beveled mirror
- Dual flush toilet
- Ceiling mounted light fixture

### Primary Bedroom

- Refinished parquet flooring in a clear stain
- Walk-in closet with organizers
- Large updated triple-glazed windows with treetop views
- Honeycomb blackout blinds
- Open shelves
- Crown moulding
- Drum style lighting

### Second Bedroom

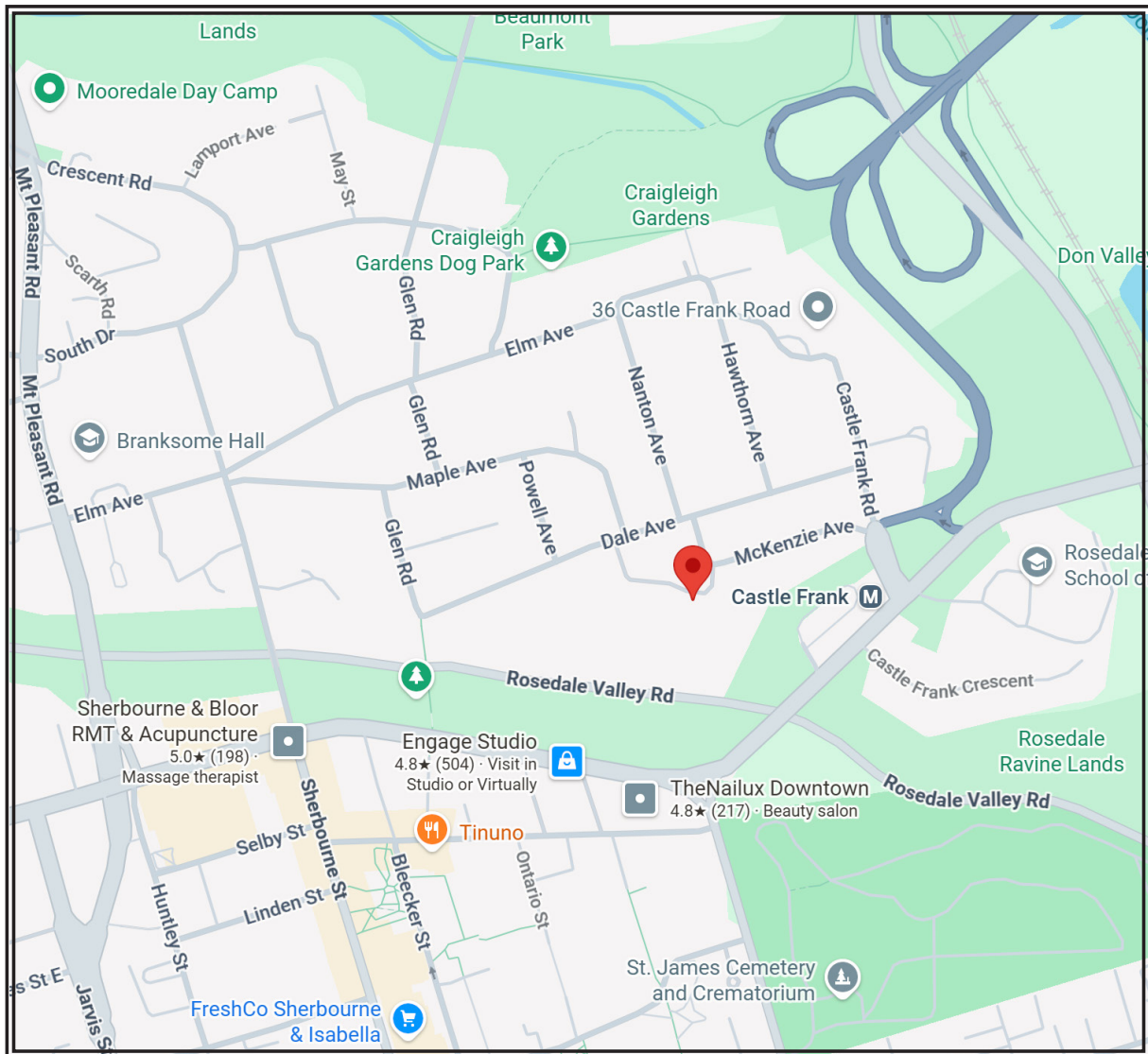
- Refinished parquet flooring in a clear stain
- Wall-to-wall built-in cabinets
- Large updated triple-glazed windows with treetop views
- Crown moulding
- Contemporary light fixture

### Three-Piece Bathroom

- Porcelain tile flooring
- Vanity with integrated sink and countertop
- Walk-in shower (with river rock flooring, porcelain tile surround and glass enclosure)
- Dual flush toilet
- Round mirrored medicine cabinet
- Valance lighting

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