21 DALE AVENUE SUITE 945
SOUTH ROSEDALE

Maintenance Fees:	$1,916.12/monthly (property tax, building maintenance, common element, heat, water, Bell Fibe internet and cable)
Square Footage:	Approximately 1,222 square feet (+ 248 square foot terrace)
Closing Date:	Immediate
Locker:	Two lockers (3rd floor locker #189, 5th floor locker #39)

Inclusions: GE fridge, Bosch cooktop, Bosch wall oven, Bosch dishwasher, Sharp Carousel microwave; three Mitsubishi Electric ductless air-conditioning units; all electric light fixtures; wall hung television in 2nd bedroom; window blinds; some spare balcony tiles (and other garden related items) in the antique pine wash stand on the balcony; items remaining in the two lockers.

Exclusions: <NONE>

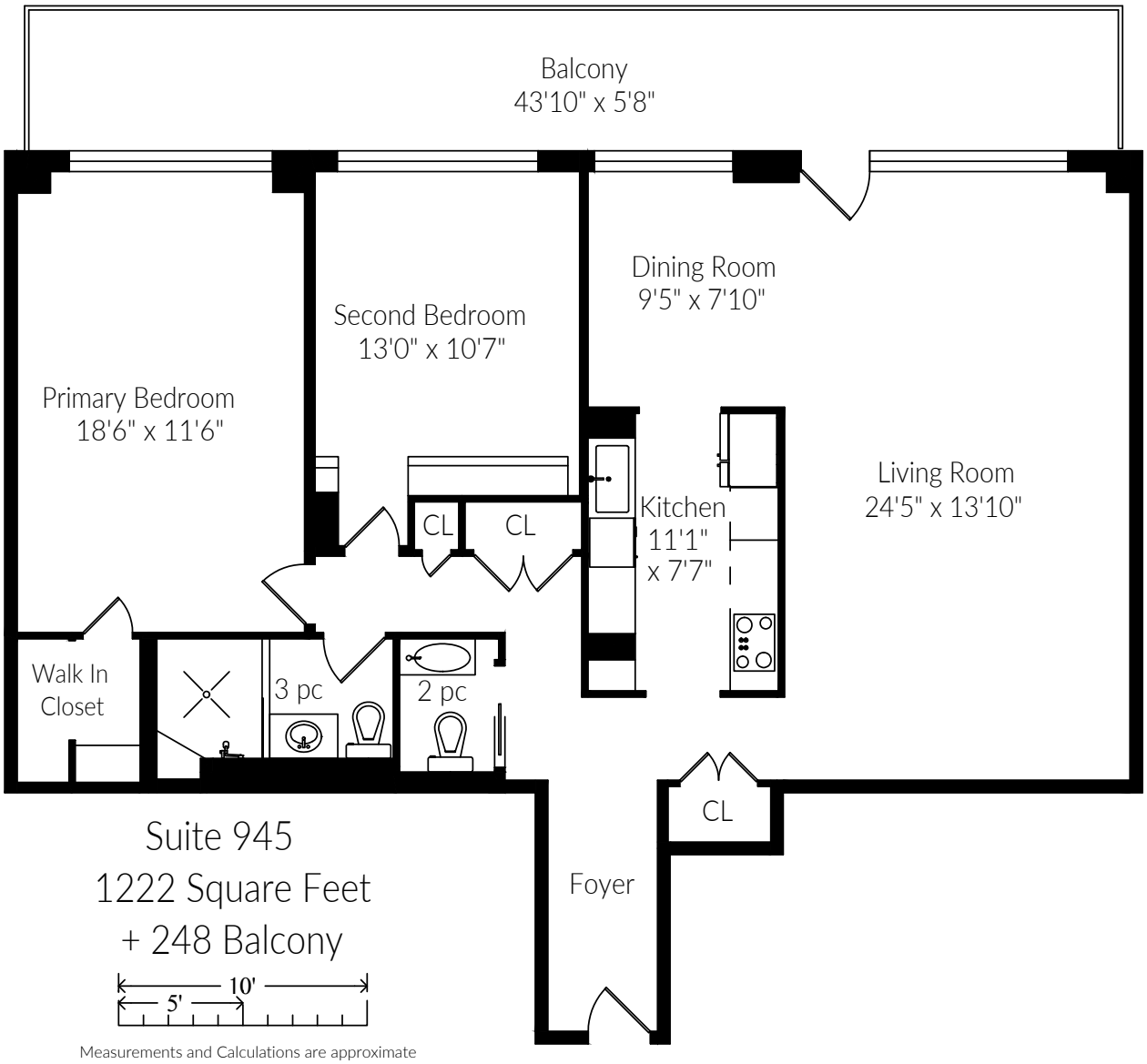
Rental: Parking optional at the cost of $68 for outdoor or $99 for indoor in the underground garage.

Pertinent Details:

- Freshly painted throughout
- Newer Mitsubishi Electric ductless air-conditioning units with three wall units cooling the entire unit (2023)
- 44-foot-long incredible balcony with architectural grade plastic tiles that ensure low maintenance and easy to keep clean
- 11 shares in the corporation
- 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

FLOOR PLAN | 21 DALE AVENUE #945

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Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca

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

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Front Foyer / Hallway

- Refinished parquet flooring in a walnut finish
- Large double coat closet
- Large double storage closet
- Separate linen closet
- Contemporary stainless-steel lighting

Living Room And Dining Room

- L-shaped living and dining area for great flexibility when entertaining
- Refinished parquet flooring in special walnut finish
- Large windows with UV Hunter Douglas blinds
- Single glass door walkout to 44-foot-long balcony (approximately 5'8' x 44')
- East-facing exposure overlooking ravine and landscaped gardens
- LED track lighting (as-is condition)

Kitchen

- Renovation overseen by Michael Lloyd of Planning Resources Ltd. (2023)
- Porcelain tile flooring
- Custom cabinetry
- Quartz countertops and backsplash in Nordic Loft colour
- Double stainless-steel sink
- Gooseneck faucet
- GE French-door refrigerator with bottom-mounted freezer
- Bosch cooktop
- Bosch wall oven
- Bosch dishwasher
- Built-in Sharp Carousel microwave
- Under-cabinet lighting
- Recessed LED lighting

Powder Room

- Renovated
- Ceramic tile flooring
- Large vanity with drawers and cupboards
- Marble countertop and surface-mounted sink
- Newform faucet
- Framed mirror
- Kohler toilet
- Overhead lighting

Primary Bedroom

- Refinished parquet flooring in a walnut finish
- Walk-in closet with built-in organizers
- Large window with Hunter Douglas UV blinds
- Overlooking the ravine and landscaped gardens
- Mitsubishi Electric ductless A/C unit

Second Bedroom

- Refinished parquet flooring in a walnut finish
- Custom built-in storage cabinet
- Wall hung television
- Large window with UV blinds
- Overlooking ravine and landscaped gardens
- Mitsubishi Electric ductless A/C system

Three-Piece Main Bathroom

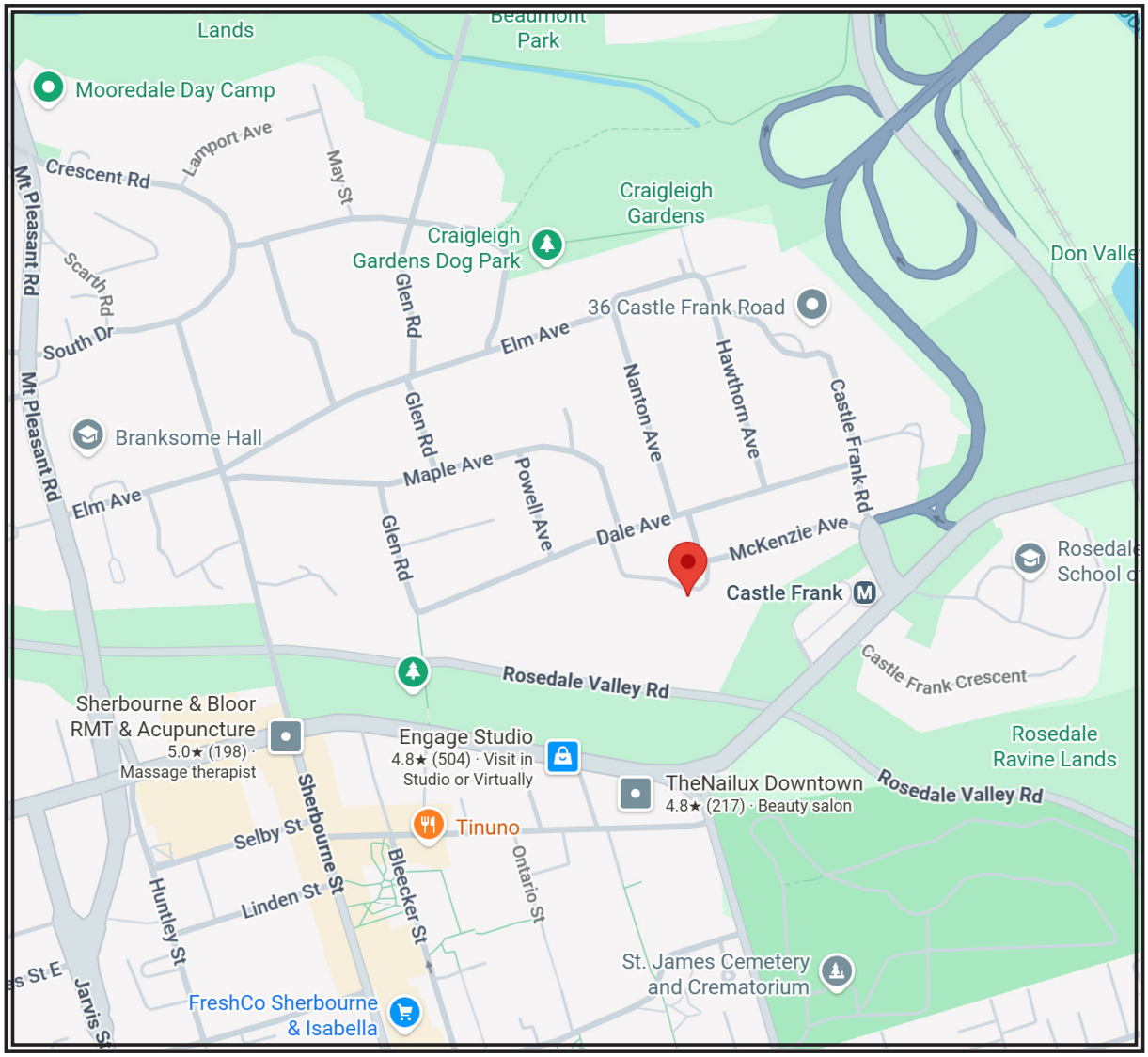
- Renovated
- Ceramic tile flooring
- Large shower (with built-in bench, shampoo niche, adjustable showerhead and wand, ceramic tile surround and glass semi-enclosure)
- Marble countertop
- Large vanity with surface-mounted Kohler sink
- Mirrored medicine cabinet
- Kohler toilet
- Valance lighting
- Recessed LED lighting

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MAP | 21 DALE AVENUE #945

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