



301 Mutual Street

Main Level Ceiling Height 9' *(at highest point)*

<u>Foyer</u>		Frosted glass panelled solid wood, entry door with transom window Coat closet Porcelain tile flooring
<u>Powder Room</u>		Pedestal sink with single lever chrome faucet Large mirror Porcelain tile flooring Pot lights
<u>Living Room</u>	19'3" x 9'8"	Oak hardwood floors Gas fireplace with porcelain tile surround Two horizontal clerestory windows Floor to ceiling windows with sliding door walk-out to back terrace & double roller blinds Pot lights
<u>Dining Room</u>	18'2" x 6'10"	Oak hardwood floors Fringed pendant light fixture Floor to ceiling windows with double roller blinds
<u>Kitchen</u>	10'10" x 6'10"	Galley kitchen with breakfast eat-in area Quartz counters Under cabinet lighting Porcelain tile flooring Pot lights Blanco stainless-steel under mount rectangular double bowl sink Frigidaire stainless-steel 4 burner gas stove Frigidaire over the range microwave hood fan Fisher & Paykal 2 drawer dishwasher
<u>Breakfast Area</u>	7'7" x 6'8"	Floor to ceiling windows + sliding door walk-out to front patio area with in-ground lighting and in-ground sprinkler system for planting area Two sets of roller blinds Pendant light fixture <i>(excluded)</i> Custom walk-in double door pantry with pullout shelf organizers Utility storage cabinet
<u>Exterior Back Terrace</u>	16'11" x 10'11"	Aluminum frame pergola with 2 canvas canopies <i>(included)</i> BBQ Natural gas line Ducane gas BBQ <i>(excluded)</i>

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Water spigot
Planting area with in-ground sprinkler system
Gate / exit to building common area
Cement slabs

Staircase to Second Level

Open riser stairwell with hardwood steps
Steel railing

Second Level
Ceiling Height 8'

Second Level Hall

Oak hardwood floor
Large window with double roller blinds
Decorative steel railing
Three Flush mount light fixtures

Second Bedroom 14'3" x 12'8"

Oak hardwood floor
Two large windows with double roller blinds
Pot lights
Two large double door closets with custom built-in organizers

Third Bedroom/Den/Family Room 14'8" x 13'0"

Oak hardwood floor
Large walk-in closet
Large window with double roller blinds
Second large window

Four Piece Bathroom

Porcelain tile floor
Quartz counter with under-mount sink & single lever chrome faucet
Bathtub with subway tile surround
Pot lights

Laundry Room

Stacked full sized, front loading **Frigidaire** washer & dryer
Ceramic tile floor

Third Level
Ceiling Height 8'

Staircase to Third Level

Stairwell with hardwood steps
Decorative steel railing
Large skylight with blinds
Flush mount light fixture

Primary Bedroom 20'3" x 13'2"

Oak hardwood floor
Galley style, walk-in closet / dressing area featuring two entire walls of closet space with custom built-in organizers
Track lighting
Wall-to-wall windows with sliding doors leading to front balcony walkout & double roller blinds
Track lighting
Wall mounted TV with wall mount (*excluded*)

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Five-Piece Ensuite

Pocket door
Marble floor
Marble counter with two porcelain under-mount sinks
Wall mounted vanity mirror spanning entire width of counter
Two light sconces
Glass enclosed shower stall with subway tile surround
Separate bath tub with marble surround
Wall mounted TV and wall mount (*included*)
Wall mounted lighted, magnifying vanity mirror
Large window with double roller blinds
Doorway to walk-in / dressing area
Pot lights

Lower Level **Ceiling Height 10'0"** *(at highest point)*

Direct access to lower level car parking
Fire rated and emissions rated door to garage
Two car parking spaces
Two wall mounted bike racks – one at each parking space
(included)
ALL lower level doors fire rated
TONS of storage with shelving
Customized under the stairwell storage space
Motion sensor lighting throughout lower level

Additional Information

Inclusions

Frigidaire stainless-steel 4 burner gas stove
Frigidaire over the range microwave hood fan
Fisher & Paykal 2 drawer dishwasher
Frigidaire Full size stacked washer and dryer
All electric light fixtures except Breakfast Area light pendant
All custom built-ins
All window treatments
Wall mounted TV and wall mount in Primary Ensuite bathroom
Wall mounted flat screen TV and wall mount in Third Bedroom / Den / Family Room
Bose built-in surround system speaker system
Security system hardware (excluding monitoring)
Back garden aluminum pergola with 2 canvas canopies

Exclusions

Breakfast area pendant light fixture
Flat screen TV and wall mount in Primary Bedroom
Lower level stand-up freezer
Ducane Natural Gas BBQ
All outdoor planters

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<u>Special Mention</u>	Exposed cement ceilings Exposed cement feature walls Hot Water Tank (2024) – <i>owned</i> Furnace System (2021 with warranty to 2031) – <i>owned</i> Central A/C unit, mounted overhead in car parking spots / garage – <i>owned</i> Hard wired carbon monoxide detector & smoke alarm system 200 amp circuit breaker panel In-ground lighting – <i>maintained by condo</i> In-ground sprinkler system – <i>maintained by condo</i>
<u>Legal Description</u>	UNIT 17, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1698 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOTS A, 1, 2, 3, & 4 PLAN D-17 AND PART OF PARK LOT 6, CONCESSION 1 FROM THE BAY DESIGNATED AS PARTS 1, 3, 4, 5, 6, 7,9, 10, 12, 20, 21, 27, 28, 29, 30, 31, 32, 34, 35, 40, 41, AND 42 PLAN 66R-21817.;S/T AND T/W EASE AS SET OUT IN SCHEDULE A OF THE DECLARATION AT-904333 CITY OF TORONTO
<u>Two-Car Garage Parking</u>	Level A units 1 & 2
<u>Heating / Cooling</u>	Forced air, natural gas, central air conditioning
<u>Square Feet</u>	1,938 sq ft above grade + 338 sq ft below grade 138 sq ft terrace area
<u>Maintenance Fees</u>	\$1,024.92 per month <i>Includes: Common elements, building insurance, water, parking, exterior in-ground sprinkler system & in-ground lighting maintenance</i>
<u>Property Taxes</u>	\$9,094.29 (2025)

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