



3600 Yonge Street, Suite 727

Ceiling Height 8' X 10"

<u>Foyer</u>	9'10" x 6'5"	Polished limestone tile floor Double-entry cloak closet Tray ceiling with crown moulding Semi-flush light fixture
<u>Powder Room</u>		Polished limestone tile floor Pedestal vanity sink with brushed nickel & polished brass faucet Oval wall mounted mirror with bevelled edge Two light vanity light fixture Toto toilet
<u>Living Room</u>	20'11" x 13'9"	Hardwood floor Crown moulding Large window with Sheers Custom built-in entertainment centre with shelving Gas fireplace with limestone surround and limestone hearth Opens up into Dining Room Single French door leading into Kitchen Double sliding French doors leading into Kitchen Eating Area
<u>Dining Room</u>	19'7" x 12'1"	Hardwood floor Decorative ceiling medallion Brass chandelier Opens up into Living Room
<u>Kitchen</u>	18'0" x 13'5"	Polished limestone tile floor Granite counter top Solid wood upper and lower cabinetry & drawers Under-cabinet lighting Mirror back-splash Centre island with black granite counter top Wall of cabinets Kindred double stainless-steel rectangular under-mount sink Franke brushed stainless-steel, single lever, pull-out faucet

Prospective Buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.



Bosch stainless-steel four-door French door refrigerator with temperature-controlled drawer & freezer drawer (2024)

KitchenAid white, glass top electric, slide-in range

KitchenAid white dishwasher with stainless steel interior

Panasonic stainless-steel microwave

Custom over the range hood

Single french door leading into the Living Room

Pot lights over the counter

Semi-flush light fixture

Breakfast / Eat-in Area

9'5" x 9'0"

Polished limestone tile floor

Large window with wood shutters

Double French sliding doors leading into Living Room

Pendant light fixture

**Storage Room/
Den / Office**

9'2" x 4'11"

Flush mounted light fixture

Ceramic tile flooring

Primary Bedroom

16'10" x 15'6"

Hardwood flooring in hallway & closets

Broadloom in bedroom

Large window with wood shutters

His & Hers walk-in closets with built-in organizers

Ceiling fan with integrated LED light

Six-Piece Ensuite

Marble tile floor

Marble counter with two porcelain under-mount sinks with brushed nickle & polished brass faucets

Large counter to ceiling mirror

Mirrored medicine cabinet

Two – two light vanity light fixtures

Drop-in tub with marble surround and brushed nickle & polished brass faucet with handheld shower wand

Glassed-in shower stall with ceramic tile floor, marble tile walls and brushed nickle & polished brass

handheld shower wand

Separate water closet room with

Toto toilet

Bidet with brushed nickle & polished brass faucet

Marble tile floor

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Second Bedroom

11'1" x 11'1"

Double door walk-in closet with closet organizers
Large window with wood shutters
Semi-flush light fixture
Broadloom

**Three-Piece
Ensuite**

Marble tile floor
Marble counter with under-mount porcelain sink and chrome faucet
Counter to ceiling mirror walls
Mirrored medicine cabinet
Two light vanity light fixture
Glass shower stall with marble tile surround, ceramic tile floor and chrome & polished brass faucet/shower head
Toto toilet

Laundry Room

6'8" x 5'7"

Ceramic tile floor
Laundry sink with chrome faucet and melamine counter top
Upper and lower cabinetry
Whirlpool top load washer and **Whirlpool** dryer
Door to utility room / storage room

Additional Information

Inclusions

Bosch stainless-steel four-door French door refrigerator with temperature-controlled drawer & freezer drawer (2024)
KitchenAid white, glass top electric, slide-in range
KitchenAid white dishwasher with stainless steel interior
Panasonic stainless-steel microwave
Whirlpool top load washer and **Whirlpool** dryer
Heat Pump & **Aprilaire** Humidifier (installed March 2024)
Security safe in second bedroom closet
All built-ins
All electric light fixtures
All window treatments

Exclusions

Stainless steel counter Toaster Oven / Air Fryer

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<u>Parking / Locker / Hobby Room</u>	<u>Parking:</u> Level 2, # 25 & 26 <u>Locker:</u> Level 4, #25 <u>Hobby Room:</u> Level 3, #32 (<i>has electrical outlets, both cable & telephone connections, Wi-Fi</i>)
<u>Taxes</u>	\$9,350.68 / 2025
<u>Condo Fees / Amenities</u>	Condo Corp: MTCC-1331 Level 4, Unit 7 Condo fees: Approx \$ 2,486.01 per month <i>Includes: heat, water, air conditioning, gas for fireplace, BELL basic cable & BELL basic internet, building insurance, locker, hobby room, common elements and parking</i> 24-hour, 7 days a week concierge service 24-hour, 7 days a week security Indoor pool Fitness centre on 3 rd level of 3600 Yonge St ONLY for 3600 Yonge St residences Fitness centre on 2 nd level of 3800 Yonge St SHARED between 3600 & 3800 Yonge St residences Board Room Seven Guest Suites Dining Room Three Meeting / Card Rooms Indoor Pickle Ball Court Ping Pong Table Indoor Driving Range Video Lounge (<i>huge entertaining room with 2 wet-bar areas, large screen wall mounted TV, baby grand piano, sofas + more</i>) Library Room Wood Panelled Meeting Room with gas fireplace on Main Level Outdoor Courtyard Sitting Area Outdoor Terrace Area
<u>Square Feet</u>	2,109 square feet (<i>as per MPAC</i>)

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