



# 1359 WHITE OAKS BOULEVARD

## SUITE 902



# Vivian Eyolfson

*Sales Representative*

Office: 416.762.8255

Direct: 416.346.8601

Website: [www.viv.ca](http://www.viv.ca)

Email: [vivian@viv.ca](mailto:vivian@viv.ca)

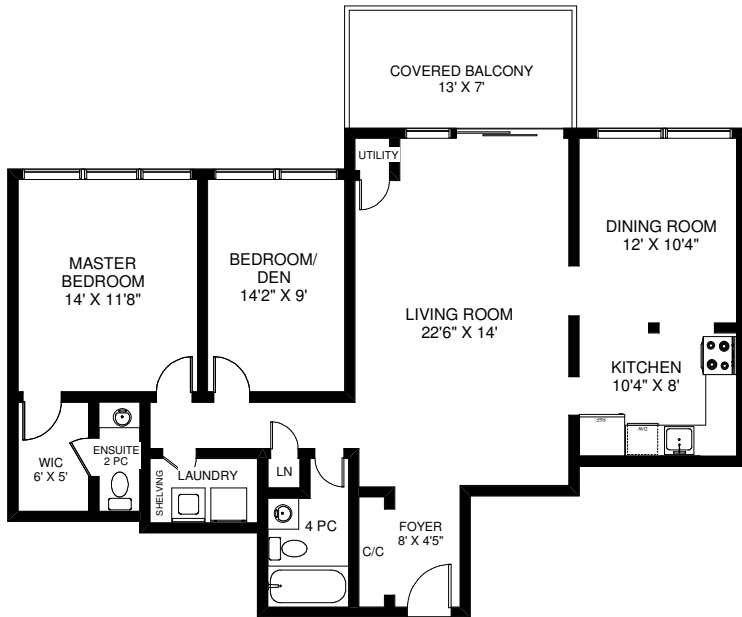
**ROYAL LEPAGE**

REAL ESTATE SERVICES LTD.,  
BROKERAGE

2320 Bloor Street West, Toronto, ON M6S 1P2

Fax: 416.762.8853

# FLOOR PLANS



APPROXIMATELY 1,200 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Price	\$259,000
Possession	Immediate - Flexible
Corp #	HCC 61
Year built	1974
Parking	Exclusive use #A14 for 2 cars
Pets	Restricted-no dogs-cats allowed
Bedrooms	2
Bathrooms	1x4 & 1x2
Heating	Electric forced air
Cooling	Central air
Locker	Exclusive use (#36)

## FACILITIES:

Indoor Pool, 2 Saunas, Exercise Room, Party Room, Billiards Room, bicycle room, library & woodworking room.

## INCLUSIONS:

Stove; Fridge; Build-in Dishwasher; Electric Light Fixtures; Washer; Dryer; Window Coverings (All appliances are in as-is condition).

## FURNACE:

Yearly maintenance contract: \$247.80/year includes 2 yearly visits - 1 for heating & 1 for cooling

\*figures are approximate

**Please attach Schedules to offer**

## MAINTENANCE FEE INCLUDES:

Common Elements, Building Insurance, Water, Building Maintenance; Security Guard, Visitors Parking, Locker & Parking

## MANAGEMENT:

Pat Parrish @ Larlyn Property Management Ltd. Tel: 905.333.0755 x225 Fax: 905.333.1816

## EXPENSES (2010):

Taxes: \$1866.80/yr  
 Maint: \$497.35/m  
 CVA: \$190,000  
 Hydro: \$720.00/yr

