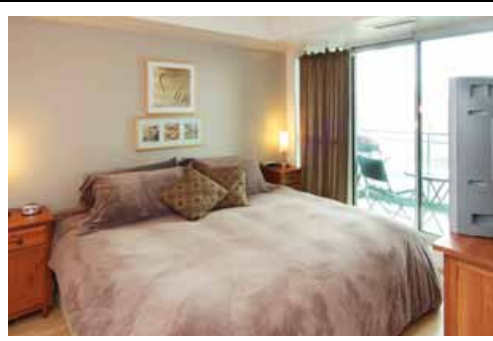




185 LEGION ROAD NORTH

SUITE #608



Vivian Eyolfson

Sales Representative

Office: 416.762.8255

Direct: 416.346.8601

Website: www.viv.ca

Email: vivian@viv.ca

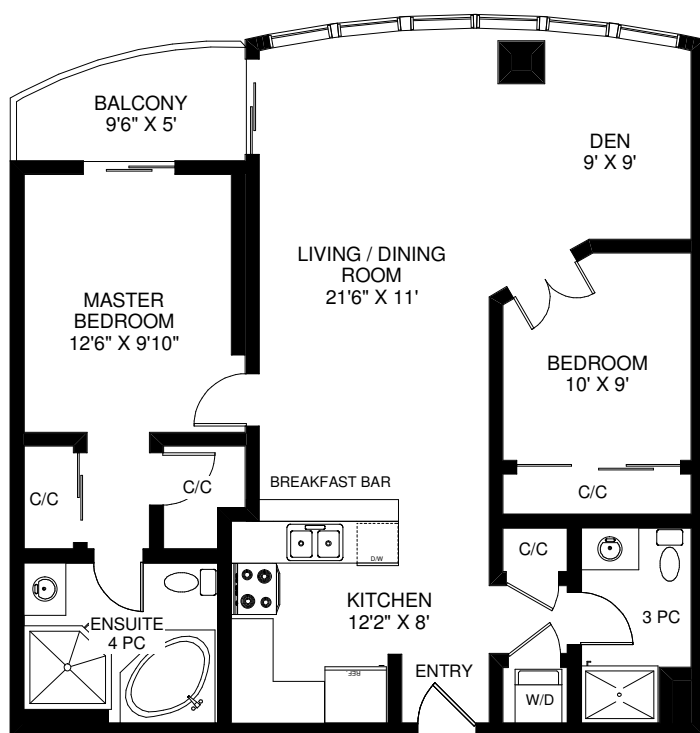


REAL ESTATE SERVICES LTD.,
BROKERAGE

2320 Bloor Street West, Toronto, ON M6S 1P2

Fax: 416.762.8853

FLOOR PLANS



APPROXIMATELY 900 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.
Please attach Schedules to offer
*Figures are approximate

Price	\$ 369,000
Bedrooms	2
Possession	60/90/120 days TBA
Bathrooms	1x4 & 1x3
Year Built	2005/06
Heating	Forced Air
Parking	1 car owned (3rd floor #13)
Cooling	Central
Pets	Yes - Restricted
Locker	Owned (3rd floor (#94))
Management	Brookfield Residential Services Ltd. Jackie Goberdhan 647-352-6677

EXPENSES (2010):

Taxes: \$2238.39

Maint: \$608.75/m

*figures are approximate

INCLUSIONS:

Stove; fridge; built-in dishwasher; stacked washer & dryer; electric light fixtures; window coverings; floating shelves in living/dining rooms.

EXCLUSIONS:

All removable mirrors; all removable shelves (unless included); hooks & book shelves/cases

SPECIAL FEATURES:

2nd largest unit in building, almost 1,000 sq ft, 2 bedroom plus den Oceanus Model with fabulous southern view from all rooms of Toronto Skyline & CN Tower. Unit overlooking pool and garden. Stainless steel breakfast bar, French doors to 2nd bedroom, upgraded ceramic backsplash and upgraded kitchen and bathroom tile flooring. 2009 upgraded tiles in master tub and shower with Italian ceramic tiles. Walkout to balcony from both the living room and the master bedroom. Plenty of storage space throughout including his & hers closets in master bedroom. For dog lovers: fenced leash-free dog area next to building!

FITNESS & ALL OTHER FACILITIES/SERVICES:

Fitness & all Other Facilities/Services: Outdoor Pool, outdoor spa/hot tub, running track, Gym, indoor spa/hot tub, sauna's, aerobics room, 2 squash courts, theatre room, party room and formal dining room, card room, billiards room, library, craft room, 24 hour concierge & security, 2 guest suites & BBQ's and tables.