



2045 LAKE SHORE BOULEVARD WEST SUITE 2102



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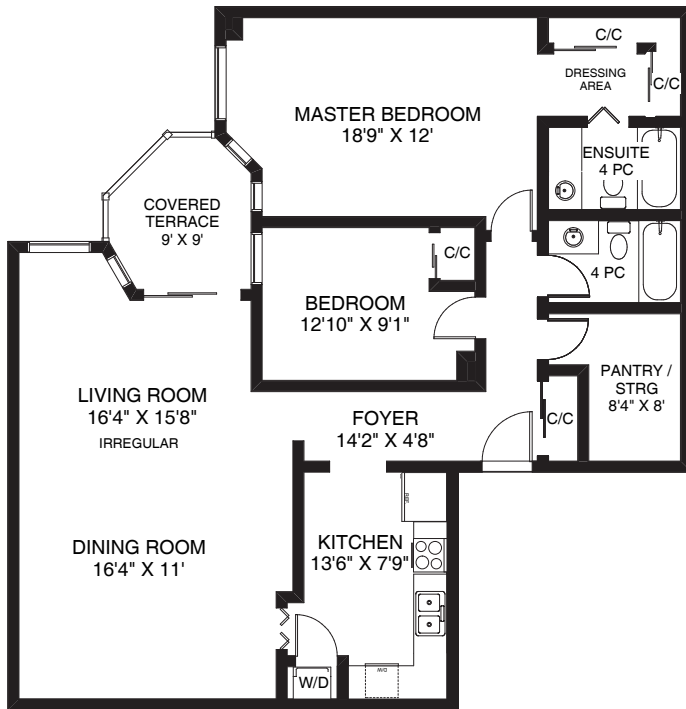
ROYAL LEPAGE

REAL ESTATE SERVICES LTD.,
BROKERAGE

2320 Bloor Street West, Toronto, ON M6S 1P2

Fax: 416.762.8853

FLOOR PLANS



APPROXIMATELY 1,299 SQ FT

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

Price	\$ 420,000
Possession	Immediate - TBA
Corp #	YCC 382
Year built	Mid 70's
Parking	1 car owned (B3 #214)
Pets	Yes - Restricted
Bedrooms	2
Bathrooms	2x4
Plumbing	Copper
Heating	Water
Cooling	Central
Locker	Owned (level B2 #16)

MAINTENANCE FEE INCLUDES:

Common elements, building insurance, Heat, Hydro, Water, basic digital cable TV service, indoor parking for residents and guests, valet parking for residents and guests (7a.m. to midnight), 24hr concierge & security service, fitness facilities, Building maintenance; locker & parking.

FITNESS FACILITIES:

indoor pool, whirlpool, sauna, exercise and weight rooms, tennis courts, squash courts, putting green.

INCLUSIONS:

Central air conditioner; stove; fridge; built-in dishwasher; stacked washer & dryer; electric light fixtures; window coverings – all in as-is condition.

EXCLUSIONS:

All removable mirrors; all removable shelves; hooks & book shelves/cases.

*figures are approximate

Please attach Schedules to offer

OTHER FACILITIES & SERVICES INCLUDED:

The Restaurant on the main floor and The Club on the 46th floor with breathtaking views of the city, 7 well appointed Guest Suites with internet service, Bus service downtown & area shopping plazas, dry cleaning service, spa services, library, billiards room, indoor golf practice room, table tennis room, party room, meeting room, car wash bay, bicycle storage area, arts and craft room, carpentry room & 5 BBQ's.

EXPENSES (2008/09):

Taxes: \$2656.23
 Maint: \$965.29/m
 CVA: \$310,750 (2009)

