

306-18 YORKVILLE AVENUE BUYER BOOK



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Overview

Building Type:	Condominium Apartment
Unit Size:	622SF + 107SF Balcony
Year Built:	2005
Walk Score:	A Perfect 100
Transit Score:	95, World Class
Bike Score:	66, Be Careful Out There
Pets:	Permitted/Restricted
Kitec:	None/Remediated
Smoking:	Restricted

Maintenance	\$524.86
Utility Bill (Carma)	\$40-70
Tax Year 2018:	\$3,247.43

AirBnB

18 Yorkville permits short term rentals as part of its Declaration. There are some limitations to ensure the safe and peaceful use by owners and tenants alike. Revenues are auto-adjusted according to demand and range b/n. \$140 - \$210 per evening.

Noteable Updates

Integrated Wall Cabinet in Den runs wall-to-wall and floor-to-ceiling and is the perfect chameleon: deep for office printers and equipment; wine display rack and sliding shelves for the entertainer/bartender; closed cabinet doors for the secret hoarder.

AirBnB

- Washer
- Dryer
- Dishwasher
- Fridge
- Stove
- Microwave Range Hood
- All HVAC Gas and Burner Equipment
- All Electric Light Fixtures
- All Window Coverings and Blinds
- Optional Furnishings and Accessories Available, Speak To Trevor

Exclusions

- None

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.

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FEATURES

General

- Locker On Unit Level
- Practical, Space-Saving Flow
- Floor-To-Ceiling Windows
- Full Size Foyer Closet With Closet Organizer
- Stacked Washer Dryer Laundry Closet With Tile, Drainage, Recessed Connecters And Shelving
- All Brushed Chrome Modern Levers On Upgraded Soundproof Doors, Throughout Home
- Engineered Maple Flooring Throughout
- 9 Foot Ceilings

Wash Room

- Four Piece Main Bath With Marble Counter And Curb
- Recessed Sink
- Porcelain Floor With Oversized Tile
- Built-In Medicine Cabinet
- Wall Sconce On Full Mirror Panel
- Fan
- Subway Tile And Soaker Tub

Kitchen

- Track Lighting, Flat Ceiling, Pendants Over Breakfast Bar
- Granite Countertop With Recessed Double Sink In Stainless Steel, Fridge, Stove, Dishwasher, Integrated Microwave Ducted To Outside
- Glass Tile Backsplash, Task Lighting
- Full Height Upper Cabinets And Frosted Glass Upper Feature Cabine

Living Room

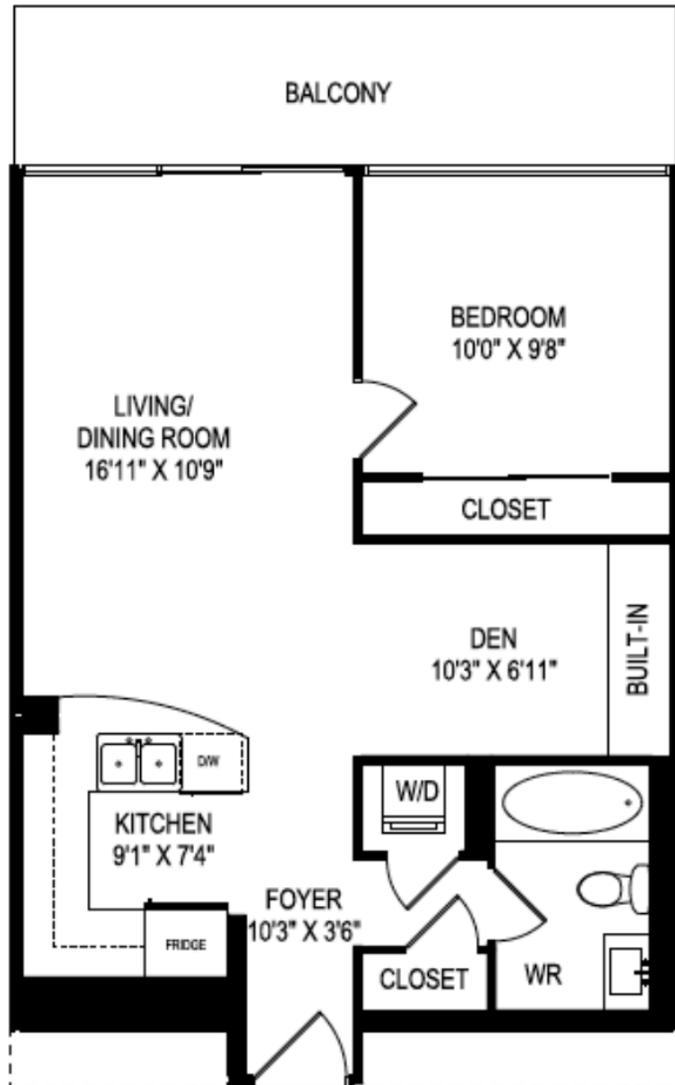
- Den Features Ceiling Light Fixture And Built-In Cabinetry/Bar. Deep And Utilitarian, Great For Office Equipment, Or Entertainment Accouterments
- Ceiling Fan Above Dining Room Table
- Switch Receptacles And Rough-In Ceiling Fixtures
- Double Closet With Full Closet Organization
- Awning Window In Bedroom
- Knockout Blinds
- Sliding Panel Door To Bedroom
- Walkout To Balcony
- Exposed Brick

Balcony

- Cedar Deck Tiling
- Privacy Railing plus Safety Glass
- Frosted Privacy Panels To Neighbouring Units
- Trees And Birds!
- Power

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