

702-201 CARLAW AVE BUYER BOOK



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Overview

Building Type:	Condominium Apartment
Unit Size:	594SF + 90SF Balcony
Parking:	1 Spot Underground
Locker:	1 Unit on P2
Bike Parking:	One Rack in Parking Spot
Year Built:	1913 Original Factory, Converted in 2010
Walk Score:	97
Transit Score:	95
Bike Score:	75
Maintenance:	\$418.21

Beanfield 1GB up/down \$100/mo

Utility \$30 - 50/mo

Tax Year 2018 \$2,325.95

Hydro \$60 - 80/mo*

* current owner worked from home with a multitude of screens (6) and CPUs running 24/7

Inclusions

- Washer/Dryer
- Dishwasher
- Fridge
- Stove
- Microwave/Vented Hood
- All Electric Light Fixtures
- Chandelier with Philips Hue Smart Lighting
- All HVAC Gas and Burner Equipment
- Nest Smart Thermostat
- Draperies
- BBQ

Exclusions

- None

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

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Features

Living Room

- Dining Room Chandelier With Philips Hue Lighting System Chandelier
- Nest Thermostat
- Polished Concrete Flooring

Kitchen

- Island/Breakfast Bar W Two Double Doors, Two Large Drawers
- Granite Black Countertops
- Undermount Sink
- Glass Tile Backsplash
- Slide In Range
- Integrated Frigidaire Microwave And Vented Hood
- Counter Task Lighting
- Frigidaire Fridge
- Frigidaire Dishwasher
- Track Lighting
- Bedroom
- 8 Foot Opening To BR W Double Frosted Glass Panels
- Double Closet
- Ceiling Light
- Closet Organizers And Blind Corner Shelving

Other

- Foyer Closet
- Four Piece Bathroom
- EnSuite Laundry
- Porcelain Tile Floor
- Black Granite Countertop
- Full Mirror With Vanity Light
- Soaker Tub, Pot Light, Fan
- Two Hallway Ceiling Lights

Balcony Has Gas Bib For Barbecue (Included) And Glass Railings
City View To The West Canopy View To The East, Overlooks Courtyard

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