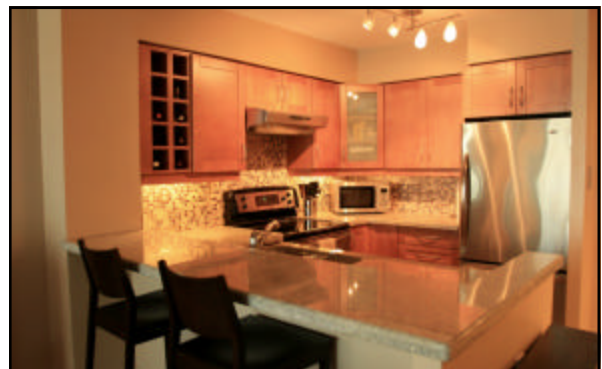
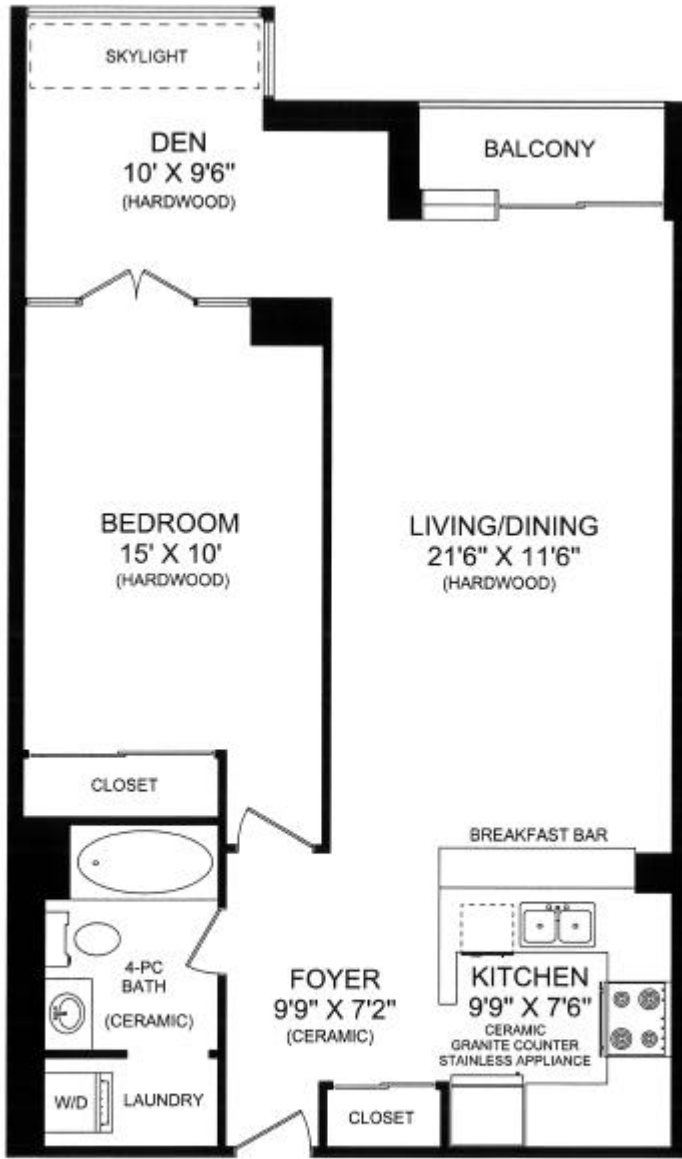


95 Prince Arthur Ave. #715  
\$439,000



<b>Foyer</b>	2.97 x 2.18m	✎ Coat closet with mirrored sliding doors, porcelain ceramic tiled floors.
<b>Living Room</b>	6.55 x 3.51m	✎ Combined with Dining room, walkout to balcony through sliding glass doors, hardwood floors.
<b>Dining Room</b>	6.55 x 3.51m	✎ Combined with Living room, hardwood floors.
<b>Kitchen</b>	2.97 x 2.29m	✎ Renovated, granite countertops, breakfast bar, porcelain ceramic tiled floors. ✎ <b>Stainless Steel Appliances</b> ✎ Fridge, stove, hood, dishwasher.
<b>Master Bedroom</b>	4.57 x 3.05m	✎ French doors opening to den, hardwood floors, closet.
<b>Den/Solarium</b>	3.05 x 2.90m	✎ Skylight, hardwood floors.
<b>Bathroom</b>	1-4pc.	✎ Renovated, porcelain ceramic tiled floors,
<b>Laundry Room</b>		✎ Washer, dryer.



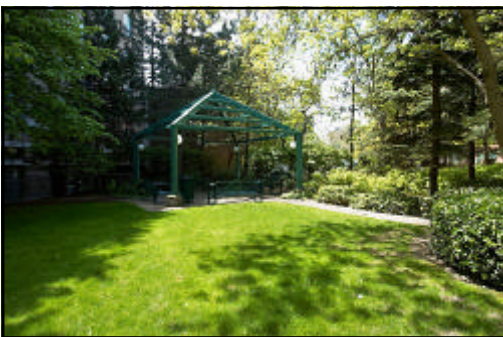


816 SQUARE FEET



TRUPLAN  
416 573 2096  
E & O.E.

Floor plan may not be 100% accurate.



**FEATURING:** Extremely desirable building. Prestigious Annex/Yorkville address. Surrounded by lush gardens. 816 square feet. Large 1 bedroom unit + solarium. Renovated throughout. Hardwood floors. Open concept living/dining rooms. Balcony with unobstructed view. Upscale U shaped kitchen with high quality stainless steel appliances, granite counters & breakfast bar. Renovated bathroom, ensuite laundry, locker. 24 hour concierge, quaint rooftop BBQ & party room.

**LOCATION:** Prime Annex Condo. Minutes from Bloor street, subway, UofT and Yorkville.

**SCHOOLS:** Huron Street Junior PS, Jesse Ketchum Junior & Senior PS, Jarvis CI, Royal St. George's, Institute For Child Study, Taddle Creek Montessory, University of Toronto School, Waldorf School, George Brown College, University of Toronto, Ryerson University.

**PARKING:** 1 car parking (owned) P1 #4

**LOCKER:** 1 locker (owned) P2 #L96

**MAINTENANCE FEES:** \$480.27 Includes: heat ,hydro, water, common elements, building insurance, parking.

**TAXES:** \$2,491.71 (2010)

**INCLUSIONS:** Existing light fixtures, stainless steel fridge, stove, hood, dishwasher, washer, dryer.

**EXCLUSIONS:** Home theatre system and related components.

For Further information, please contact

**Ophira Sutton**

Sales Representative

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