

# 245

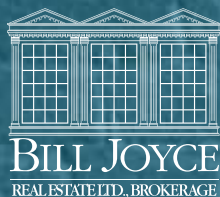
## Davisville Avenue Unit 306

### Features of this home:

- Five year old condo building situated across from Davisville Park on the SW corner of Mt. Pleasant.
- It is a short walk to shops, restaurants and Davisville subway.
- Unobstructed north facing unit with the largest (450 sq ft.) terrace in building.
- Terrace both covered and open has views over the park, tennis courts and treetops.
- This split 2 bedroom, 2 bath unit, has just under 1000 sq ft. of living space.
- The unit includes a deeded parking spot #71 and a locker #74.
- Low maintenance includes heat and Central Air Conditioning.

**Inclusions:** Parking, Locker, Hardwood floors, W/I closet, Window coverings, Central air conditioning, All electric light fixtures, Window blinds, Colonial doors, 4 pc bath with ceramic floors, marble countertop, tub and laundry closet, 3-pc bath has ceramic floors, marble countertop and shower stall, Broadloom where laid, Refrigerator, Ceramic cooktop, B/I Oven, B/I dishwasher, B/I microwave and overhead fan, Washer, Dryer. Condo has lots of Visitor parking, Gym, Party Room with billiards, Guest Suites. Electric Barbeques are allowed. Gazebo outside condo.

Taxes: \$ 2,756.01 for 2009  
Maintenance: \$ 418.42  
Possession: 90 Days/TBA



For more information, contact:

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## LIVING LEVEL

- Front entrance has mirrored double coat closet.

### Living/Dining Room

- 17' 0" x 15' 5"
- Sliding doors to terrace
- Hardwood floors

### Kitchen

- 9'10" x 9' 0"
- Shaker style cabinetry
- Hardwood floors
- Breakfast Bar
- Double sink
- Track lighting

### Master Bedroom

- 18' 0" x 10' 1"
- Walk in closet
- Linen closet
- Broadloom

### Second Bedroom

- 10' 5" x 8' 2"
- Closet with organizers
- Broadloom

Terrace Overlooks Davisville Park

450 Sq. Ft. of living space



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