

87

Lillian Street

Unit 8

Features of this home:

- Desirable bright south and west facing corner Lillian style unit.
- Located in middle of complex near walkway and steps to parking garage.
- Unobstructed views of treetops and street from unit and roof deck.
- Upper unit style with 920 sq ft + 200 sq ft private roof deck (1120 sq ft)
- Unit has a convenient deeded Parking spot #172.
- Unit also has a deeded Locker # 84 in the underground.
- Private townhouse complex in a quiet park-like setting near Yonge and Eglinton!
- Located steps from shops, restaurants and the subway
- Management office is on site.

Inclusions: Broadloom on all Living Levels and stairs, Window blinds, Central air conditioning, All electric light fixtures, Automatic garage door opener, Refrigerator, Stove, Built-in dishwasher, 1 year new front load washer, Dryer.

Taxes: \$ 2,572.89 for 2009

Maintenance: \$ 395.99/month includes water, common elements, building insurance, parking, and 24 hr security guard.

Possession: 30 days/TBA

920 sq. ft. of living space + private 200 sq. ft. roof deck.



For more information, contact:

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LIVING LEVEL

- Front entrance has ceramic floors
- Stairs have broadloom
- 2-pc washroom
- Coat closet

Living/Dining Room

- 19' 1" x 11' 9"
- Two West facing windows
- One South Facing window

Kitchen

- 8' 11" x 7' 6"
- White cabinetry
- Pass thru to Living Room



UPPER LEVEL

Master Bedroom

- 10' 0" x 9' 9"
- Large Closet
- West and South facing windows
- Broadloom

Second Bedroom

- 9' 1" x 8' 9"
- Closet
- West facing window
- Broadloom

- Includes laundry closet.
- Furnace closet in Master Bedroom
- 1-4 piece washroom.



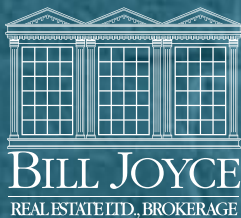
ROOF LEVEL

- Storage closet
- Broadloom
- Door to roof deck

Roof Deck
20' 0" X 10' 0"

Parking space B32 numbered as #172
in underground

Locker is B231 numbered as # 84



Offered for sale at:
\$374,900.00