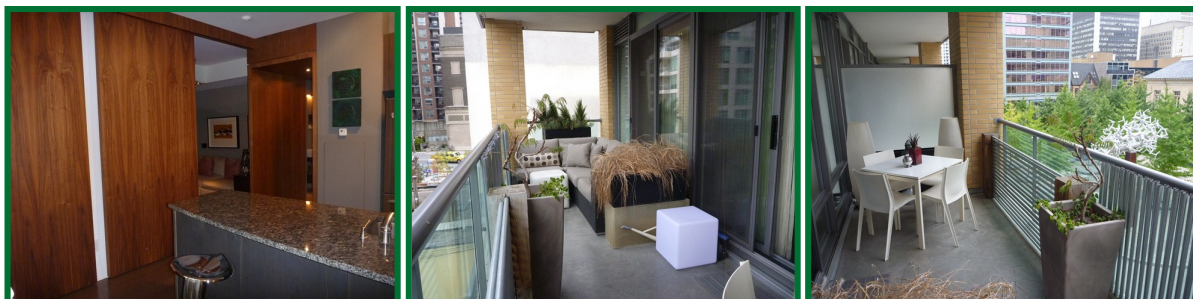


312 – 18 YORKVILLE AVENUE



www.GeorginaRatcliffe.com

Bus. 416.925.9191 Sales Representative Fax: 416.925.3935



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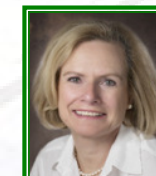
The Ultimate Toronto Location At An Affordable Price.

Overlooking the jewel like Town Hall Square Park and a heartbeat from the most desirable things Toronto has to offer is a fabulous, totally customized, dream of a suite. Walk to anything your heart desires or sit and enjoy your view of the park. Haute fashion, chic boutiques, casual bistros, international fare, the subway, Whole Foods... It's all at your door.

HIGHLIGHTS OF THE BUILDING

- * 24-hour concierge
- * On-site management office
- * Visitor parking
- * Bicycle storage room
- * Media Room
- * Exercise Room
- * Steam Room/Sauna
- * Party/Hospitality Room with kitchen and living room
- * Billiard Room

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Asking Price: \$779,000

Taxes: \$3,278.74 2011

Maintenance Fee: \$572.17 2011
Includes heat, central air conditioning, water, common elements, building insurance, parking and visitor parking.

Possession: 30-60 days

SUITE HIGHLIGHTS

- * 916 Square feet (as per building plan) with 23' x 6.5' terrace/balcony
- * Floor to ceiling west-facing windows overlooking the park
- * Stainless steel fireplace
- * Wood or stone floors through out
- * Custom silk drapes on all windows
- * Custom blinds (behind drapes)
- * Outstanding blond American Walnut paneling and sliding wall panels
- * Precision Dark American Walnut built-in furniture
- * Outstanding Dark American Walnut built-in bed and closet built-ins in master with pullout storage under the bed
- * Sleek kitchen with granite counter tops, glass tile backsplash, stainless steel GE Profile stove, fridge and dishwasher, LG microwave and range hood
- * Locker located on the same floor as suite
- * Included are fridge, stove, dishwasher, micro/range hood, washer, dryer, window blinds and drapes, den couch, den ottoman, built-in entertainment cabinetry in den, speakers in den, built in bed, headboard and under storage pull-outs in master, walnut room divider between living room/dining room fireplace, all electric light fixtures except the dining room, privacy screens on terrace/balcony,

The measurements herein are approximate. The Buyers should satisfy themselves as to their accuracy.

THE SULTAN SUITE

AVAILABLE ON FLOORS 2-5
SUITES 212 TO 512

916 sq. ft.

Unit 312

West

