### WELCOME TO

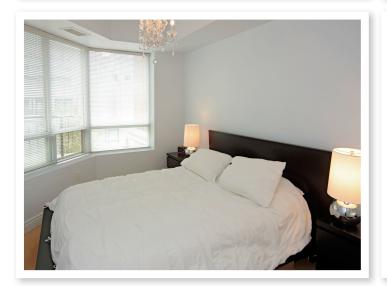
# 77 MCMURRICH STREET, SUITE 317



















National Chairman's Club Award Top 1% In Canada

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### Welcome to

## 77 MCMURRICH STREET, SUITE 317

#### Features of this Home

- Boutique building centrally located in prime Yorkville neighbourhood
- High end finishes throughout
- Excellent open concept living space
- Walk to TTC, restaurants and shopping
- Close to parks, tennis courts and seasonal hockey rink
- Amenities include: 24-hour concierge, party room/meeting room, visitor parking and guest suites
- Owned parking spot and locker
- Excellent storage
- Well designed custom built media center with book shelves and storage
- South facing balcony

#### **MAIN FLOOR**

Foyer

• Oversized closet with built-in shelving, mirrored doors and terrific storage

Kitchen • Custom cabinetry with glass display cabinet

Crown moulding
Built-in wine rack
Granite countertop
Subway tile backsplash
Stainless steel appliances

Double sinkPot lights

 $\bullet$  Track lighting and valence lighting

Living Room • Open concept

 Custom built wall unit with space for television, display shelves, storage, and safe in cupboards.

• Walk out to south facing balcony

Crown moulding

Dining Room • Open concept

Crown moulding

Office Nook

Master Bedroom • Overlooks balcony

• Double closet with built-in shelves

Four Piece Bathroom

• Carerra marble floor, countertop and bath enclosure

Pot lights

Laundry closet with stacked washer dryer

### ADDITIONAL INFORMATION

Inclusions: Stainless steel Whirlpool fridge, Stainless steel oven, Stainless steel built-in microwave,

Stainless steel dishwasher, washer, dryer, custom built-in, window coverings and all electrical

light fixtures (except as noted below).

**Exclusions:** Light fixtures in living room and master bedroom.

**Parking:** Ownership of one parking space (B-66).

**Locker:** Ownership of one locker (A2).

**Taxes:** \$2,398.43 (2012).

Maintenance Fee: \$389.37 per month includes heat, water, central air conditioning, parking, building insurance

and common elements.

**Possession:** 60-90 days or to be arranged.

Offered for sale at \$450,000

