

WELCOME TO
77 MCMURRICH STREET, SUITE 317



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416.424.4900
heaps@royallepage.ca
www.HeapsEstrin.com

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ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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	<ul style="list-style-type: none">• Oversized closet with built-in shelving, mirrored doors and terrific storage
Kitchen	<ul style="list-style-type: none">• Custom cabinetry with glass display cabinet• Crown moulding• Built-in wine rack• Granite countertop• Subway tile backsplash• Stainless steel appliances• Double sink• Pot lights• Track lighting and valence lighting
Living Room	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Open concept• Crown moulding
Office Nook	
Master Bedroom	<ul style="list-style-type: none">• Overlooks balcony• Double closet with built-in shelves
Four Piece Bathroom	<ul style="list-style-type: none">• Carrera 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