

MICHAEL ST. JEAN

Realty Inc. Brokerage

FEATURE SHEET AND ROOMS

Features

General

- Approximately 2400 sq. ft. total living space
- Hardwood Floors
- 9 ft ceilings
- 3 full baths
- 3 spacious bedrooms
- 1 den / office
- Private keyed elevator direct to your suite
- Tinted glass front windows
- Motorized blinds throughout
- Two balconies (large balcony features 2 gas lines for BBQ)
- Tray ceilings
- Custom columns
- Custom Drapes (\$40,000)
- Custom European light fixtures
- Tile floors in kitchen and bathrooms
- Security Cameras in suite
- Tankless water heater, water softener, humidifier, electronic filter/Hepa filter
- Central Vac

Kitchen

- Granite countertops
- Custom kitchen cabinets including hand cut glass accents on corner cabinets
- Stone backsplash
- Custom stone range hood
- Stainless steel appliances
- Large island with granite countertops
- Pot drawers
- 64" tall fridge/freezer combo
- LED under cabinet lighting

Dining Room

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- Floor to ceiling windows
- Open to Kitchen
- Overlooking Living Room
- Tray Ceiling
- Pot lights

Living Room

- Floor to ceiling windows
- Gas fireplace with mantle
- Walkout to terrace
- Surround sound
- Overlooking dining/kitchen
- Wallpaper
- Tray ceiling
- Pot lights

Primary Bedroom

- Broadloom
- 5 piece ensuite with double sinks, granite countertops, glass enclosed freestanding shower, jacuzzi tub
- Oversized walk-in closet with custom closet organizers
- Windows
- Surround sound
- Tray ceiling
- Pot lights

2nd Bedroom

- Broadloom
- Double closets
- Large windows
- Tray ceiling
- Pot lights

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3rd Bedroom

- Broadloom
- 3 piece ensuite with sink, granite countertops, glass enclosed shower
- Walk-in closet
- Private terrace
- Beautiful patterned wallpaper
- Surround sound
- Windows
- Tray ceiling
- Pot lights

Den

- Fireplace
- Large windows
- Built-in speakers
- Pot lights

Laundry

- Washer and dryer
- Water plumbed into laundry/service area
- Tile floors
- Granite countertops
- Closet
- Ample cabinetry space

Measurements

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Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Kitchen Steel Appliances	M	22'3" x 15'7"	6.78 x 4.75	Open Concept, Centre Island, Stainless
Dining Room Overlook Living, Hardwood Floor	M	14'5" x 11'6"	4.39 x 3.51	Floor to Ceiling Windows,
Living Room Fireplace, Built-In Speakers	M	29'6" x 22'7"	8.99 x 6.88	Floor to Ceiling Windows, Gas
Den Hardwood Floor	M	13'6" x 12'1"	4.11 x 3.68	Pot Lights, Fireplace,
Primary Bedroom In Closet, 5 Pce Ensuite	M	19'9" x 21'5"	6.02 x 6.53	Built-In Speakers, Walk-
Bedroom Closet, Broadloom	M	16'5" x 11'8"	5 x 3.56	Crown Molding, Double
Bedroom Closet, 3 Pce Ensuite	M	13'9" x 9'11"	4.19 x 3.02	Walkout to Balcony, Walk In
Laundry Room Floor	M	7'10" x 5'0"	2.39 x 1.52	Granite Counter, Built In Shelves, Tile
Bathroom	M	5+ Piece		
Bathroom	M	3-Piece		
Bathroom	M	3-Piece		