

# POPE

## **807-32 Trolley Crescent - Features & Finishes**

### **Living Room/Dining Room**

- Stylish grey oak hardwood floors
- 9ft ceilings exposed concrete ceiling
- Exposed galvanized spiral duct
- Open concept combined with dining & kitchen
- Southern exposure
- Floor to ceiling, wall to wall windows
- Walkout to large south facing balcony
- Roller shades
- Heat pump & thermostat

### **Kitchen**

- Stylish grey oak hardwood floors
- 9ft ceilings exposed concrete ceiling
- Exposed galvanized spiral duct
- Open concept combined with living & dining room
- Southern exposure
- Floor to ceiling, wall to wall windows
- Walkout to large south facing balcony
- Track lighting
- Roller shades
- Stainless steel refrigerator, stainless steel range, built-in stainless steel dishwasher, built-in stainless steel microwave
- S & P designed, white kitchen cabinets featuring open shelves & brushed stainless steel handles
- Black back painted glass backsplash
- Built-in under counter lighting
- Quartz counter

### **Primary Bedroom**

- Stylish grey oak hardwood floors
- 9 ft exposed concrete ceiling
- Frosted sliding glass doors to fully enclose bedroom
- Double closet

**POPE REAL ESTATE LIMITED, BROKERAGE**

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## Bathroom

- Grey, porcelain Tile floor
- All walls are tiled with grey porcelain tile & contrasting white mini subway tile in shower enclosure.
- White Duravit toilet
- S & P designed white bathroom vanity showcasing white quartz counter, white porcelain vessel sink, chrome single lever & a complementing S & P white vanity mirror showcasing sliding door, shelves and built-in lighting
- Frameless glass enclosure
- White soaker tub, chrome showerhead on slider bar, single lever volume control/diverter & tub spout
- Chrome bathroom accessories
- Ventilation fan

## Building Features & Amenities:

This impressive building features 24hr security, a well-equipped gym, cozy media room, convenient onsite management office, comfortable guest suite, a large party room showcasing a lounge, bar, kitchen & dining area, shuffle board & billiards table, a rooftop garden showcasing a sun deck, lounge seating, outdoor pool & BBQ grilling area.

**Inclusions:** stainless steel refrigerator, stainless steel range, built-in stainless steel microwave, built-in stainless steel dishwasher, all-in-one washer/dryer, all existing electric light fixtures & solar shades.

**Exclusions:** N/A

**Rental equipment:** N/A

**Parking:** N/A

**Locker:** N/A

**Price:** \$539,990

**Property Taxes:** \$2,156.39 (2023)

**Maintenance Fees:** \$412.33 (phone & cable extra)

**Possession:** 60 Days/TBA

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