

## FEATURE LIST

174 Mountain Park Ave, Suite 6 East

**LOCATION** Hamilton Mountain, Concession

**PROPERTY TAXES** \$9,869.42 (2023)

**CONDO FEES** \$1,170.61 (Monthly)

**SQUARE FOOTAGE** 2,412 sqft of living space + 457 sqft terrace + balcony  
See floor plans

**KEY FEATURES** 2 Parking spot (#34 and #21)  
1 Locker on same level as unit  
2 Entrance/exits - direct elevator entry and back door to stairway, locker  
2 Full Bedrooms  
2 Full Bathrooms (4 piece and 6 piece ensuite)  
Unique double-hung windows, with 7 Bay window details  
9'5" High ceilings  
Exclusive Boutique building of 20 units, only 2 suites per floor

*Foyer* Tile floor, coat closet  
Direct access to elevator and back stairway

*Office* Built-in shelving and tray ceilings: TV

*Living Room* Incredible Bay Window out to the magnificent view (north, east, south)  
Access to main terrace  
Tray ceilings, built-in shelves and cabinetry  
Gas fireplace

*Den* Adjacent to foyer  
Access to terrace

*Kitchen & Breakfast Area* More views!  
Tile floor with granite counter and under cabinet lighting  
Double sink, appliance garage and custom pantry cabinet  
Includes GE Profile Electric Cooktop, overhead microwave/fan, double GE Profile Wall Ovens, 2 full size Refrigerators, GE Profile Dishwasher

*Laundry Room* Wine fridge, utility sink, GE Washer & Dryer, cabinetry  
Adjacent to mechanical room (Furnace & Hot Water Tank)

*Dining Room* Spacious with Bay window, tray ceiling and chandelier

*Principal Suite* 2 walk-in closets  
2 Bay windows, broadloom  
Luxury 6 piece ensuite - make-up vanity, double sink vanity, separate water closet with bidet, soaker tub and linen closet

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*Second Bedroom* Bay window, broadloom and walk-in closet  
Small balcony attached

*Second Bathroom* 4 piece, adjacent to second bedroom

*Exterior* Large terrace - off of the living room, carpeted, gas connection for BBQ,  
furniture available

*Locker* Located on the 6th floor  
Length 13'4" x Height 9'8" x Width 13'9" - 6'8"

**INCLUSIONS** Refrigerators (2)  
Cooktop & Fan/Microwave  
Dishwasher  
Washer & Dryer  
All Window Coverings  
All Light Fixtures  
TV in Kitchen with wall mount  
TV in office (security)  
Hot Water Tank (owned)

**EXCLUSIONS** None

**RENTALS** None

**UTILITIES** Cogeco (internet, cable, landline) - \$287/month  
Enbridge Gas - approx. \$142/month  
Alectra (hydro, water) - approx. \$204/month