

Welcome to

1 Elm Drive #2108



Fabulous 2 Bedroom Corner Unit On 21st Floor! Loaded With Upgrades, Strip Hardwood Floors, Upgraded Breakfast Bar, Granite Counters, Upgraded Cabinets, Stainless Steel Appliances, 2 Walkouts To Large Balcony With Unobstructed Panoramic View. Professionally Painted And Decorated!
Just Move In!

Visit:

www.1elm.ca

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RE/MAX[®]

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Living Room:	13.22 x 12.53 walk-out to balcony, hardwood floor, picture window
Dining Room:	13.22 x 12.53 walk-out to balcony, hardwood floor, picture window
Kitchen:	12.89 x 6.96 ceramic floor, breakfast bar, open concept
Master Bedroom:	13.12 x 10.50 4-piece ensuite, his/hers closets, broadloom
2nd Bedroom:	9.94 x 9.88 large closet, window, broadloom

(Room measurements are in feet)

Extras:	Stainless steel fridge, stove, built-in dishwasher, washer, dryer, designer custom window coverings.
Taxes:	\$1,956.00 (2007)
Possession:	T.B.A. 2007
Heating:	Gas Forced Air, Central Air Conditioning
Parking:	Underground - 1 Car Parking #651
Maintenance Fees:	\$390.00 includes building insurance, parking, common elements, water, heat, central air conditioning.
Facilities:	Indoor pool, exercise room, recreation room sauna, 24 hour concierge.
Extra Features:	Strip hardwood floors have been installed in the living room, dining room and all hallways, building has an 18,000 square foot European Style spa, fitness and amenity centre, 2 walkouts to a balcony with unobstructed panoramic views of the city, oversized floor to ceiling windows boast custom window coverings, open concept kitchen features granite counter tops, upgraded breakfast bar and cabinets as well as stainless steel appliances.

Offered At **\$249,900**