

#506-250 Pall Mall Street

Offered For Sale at: **\$334,000**

Wellington Park - The Kensington

- Southwest location with corner balcony overlooking Victoria Park
- 1,540 square feet of luxury
- Open concept kitchen/great room
- Kitchen features granite countertops, upgraded stainless steel appliances and breakfast bar
- Great room with attractive ceramic flooring and cozy electric fireplace
- Spacious master bedroom has walk-in closet and luxurious four piece ensuite with glass shower, jacuzzi tub and heated flooring
- Amenities include: fitness studio, guest suite, library, billiard/party room, media room and lounge
- Urban living at it's finest
- Steps to Richmond Row and Victoria Park
- If renting, a minimum of a two year lease is required



Offered For Lease at: **\$2,470/month**

ROOM SIZES

Great Room w/electric fireplace..... 20'7 x 14'8
 Kitchen/Dining Room 20'7 x 10'10
 Master Bedroom 14'10 x 14'0
 (with four piece luxurious ensuite with glass shower and jacuzzi tub)
 Bedroom..... 13'6 x 11'6
 3 Piece Bath and Laundry Room



2009 Taxes: \$4,294.00
Possession: 15 Days
Assigned Parking:
 Lower Level #35 and #36



Monthly Condo Fees: \$450.44
 (heat, hydro, water, insurance, management, exterior and grounds maintenance, recreational facilities)



Recreational Facilities Include:
 Party Room, Exercise Centre, Cable TV, Elevators, Security, Handicapped



Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer, All Window Coverings, All Light Fixtures



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