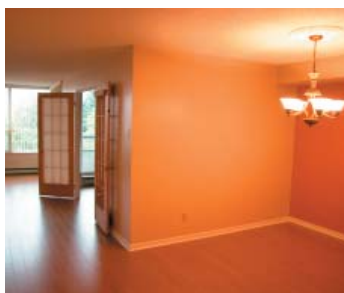
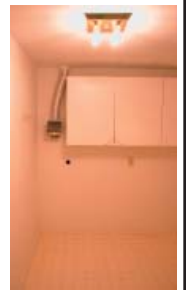
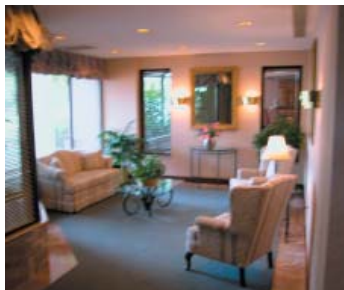




Nancy Benson
Sales Representative



1510 Riverside Drive, Unit 201
"The Riviera"



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1510 Riverside Drive, Unit 201

\$265,900

Location

The Riviera is perfect for those who want to lead a lavish and satisfying lifestyle. Residents enjoy the use of facilities such as the private fitness centre, indoor and outdoor pools, tennis courts, racquet and squash courts, all of which are within easy reach of home. The beautifully landscaped, private nine-acre grounds are perfect for enjoying the out of doors without the hustle and bustle of the busy city.

Features & Amenities

- Gated security entry to property with 24 hour service
- Outdoor and indoor swimming pools
- Relaxing sauna
- Outdoor tennis courts
- Indoor squash and racquet courts
- Private resort-inspired fitness centres
- Underground and visitor parking
- Elite perimeter security system with monitored cameras
- Private party room for elegant entertaining
- Beautifully landscaped 9-acre grounds
- Aglo marble tile in Foyer
- Beige "Euro" cabinetry with oak pulls in kitchen
- Oak framed doorways
- Brass door handles on all entry doors
- Custom blinds installed throughout

Layout

Foyer: 8' x 4 ¹⁴ "	Beige "Aglo" marble tile floor, double clothes closets plus separate linen closet	Powder Room: 5 ¹⁵ " x 4 ¹⁵ "	Two piece, ceramic tile floor, molded vanity counter
Storage/Laundry: 10' x 6 ¹⁹ "	Cushion flooring, "L" shaped	Dining Room: 14 ⁸ " x 10 ¹¹ "	Oak wide board laminate flooring, overhead light fixture
Kitchen: 10 ⁶ " x 10 ³³ "	Vinyl tile floor, "Euro" style cabinetry with oak pulls, stainless steel appliances, sunshine ceiling, double stainless steel sink	Living Room: 20 ⁴⁴ " x 10 ⁶ "	Oak wide board laminate flooring, French glass doors to second bedroom/den, patio door to balcony
Bedroom/Den: 11 ⁶ " x 8 ⁵⁵ "	Oak wide board laminate flooring, French doors separate the den from the living room area, clothes closet with mirrored doors, patio door to balcony	Master Bedroom: 15 ³³ " x 10 ¹¹ "	Wall-to-wall broadloom
Walk-Thru Closet: 5' x 2'	Wall-to-wall broadloom, 2 double clothes closets	Ensuite Bath: 8' x 5'	Marble tile floor, tub/shower enclosure, full vanity with wall mirror

Specifications

Legal:	Carl Condo 443, Level 2, Unit 1	Taxes (2006):	\$3,084. ⁰⁹
Condo Fee: Includes:	\$377. ⁰⁸ Common area maintenance & insurance, management fees, 24 hour security personnel, recreation facilities, water	Inclusions:	Frigidare Refrigerator, Kitchen Aid stove, Panasonic Microwave/hood fan, Maytag dishwasher, light fixtures, window coverings
Heating:	Baseboard electric	Cooling:	Central air conditioning
Parking:	1 Underground parking (Level A, Unit 70) space and visitor parking available	Storage:	1 Storage locker (Level B, Unit 259)
Occupancy:	Immediate		

The above information is believed to be accurate, but it is not warranted