



## 8 Hawthorn Ave #205

### CUSTOM FEATURES & SYSTEMS

#### OVERVIEW

Interior Square Footage	~1,745 Sq Ft Of Living Space
Taxes	\$7,431.85/ 2024
Parking	1 Underground Parking Space
Maintenance	\$1,892/Month Includes Water, Building Insurance, Common Elements, Parking
Backyard Patio	Infinite Possibilities Group Inc. 2023 (\$70,000)

#### MAIN FLOOR

Hardwood Floors  
Crown Moulding  
Pot Lights 2011  
Closet With Miele Washer & Dryer

#### FOYER

Double Closet

#### LIVING ROOM

Open Concept  
Wall Of Windows

#### DINING ROOM

Open Concept  
Wall Of Windows

#### KITCHEN

Granite Countertops 2011  
Stainless Steel Appliances  
Breakfast Bar  
Undermount Lighting  
Open Concept

#### APPLIANCES

Whirlpool Fridge  
Miele Dishwasher  
Kitchenaid Stove  
Ge Profile Microwave

#### PRIMARY BEDROOM

Bay Window  
Large Closet Outside The Bedroom

#### 4-PC BATHROOM

Ceramic Floors  
Single Vanity

**LOWER LEVEL**

Alcove W/Built-In Cabinets  
Storage Under Stairs  
Hardwood Floors  
Crown Moulding  
Pot Lights 2011

**FAMILY ROOM**

Electric Fireplace With Stone Front  
Built-In Closets And Shelves  
Walk Out To Private Patio

**BEDROOM**

Above Grade Windows

**3-PC BATHROOM**

Pedestal Sink  
Heated Towel Rack

**EXTERIOR BACKYARD**

Private Stone Patio By Infinite Possibilities Group Inc. 2023 (\$70,000)

**ADDITIONAL INFORMATION**

13 Unit Building  
Shared Rooftop Garden Area

**HVAC & SYSTEMS**

100 AMP Service  
Central Air Conditioning  
Electric Air Handler

**INCLUSIONS**

Whirlpool Fridge  
Miele Dishwasher  
Kitchenaid Stove  
Ge Profile Microwave  
Miele Washer & Dryer  
Electric Light Fixtures  
Window Coverings  
Closet Built-Ins