

PROPERTY OVERVIEW

Stacked Condo: South West Facing Corner Unit
Legal Description: UNIT 32, LEVEL 2

Bedrooms 2
Den 1
Full Bathroom 1
Half Bathroom 1

Type Level Unit PIN
Other A 65 124670172
Suite 2 32 124670073

Property Tax 2024, \$3,254.57
Fees are \$1024/month
Includes: Heating, Hydro, Water, CAC, Building
Insurance, Parking
Bldg Amenities: BBQs Allowed, Party/Meeting Room,
Rooftop Deck/Garden, Visitor Parking

Hot water tank rental \$21.45/m
AC and Furnace rental \$42.25

Roll Number 190809114300654
Year Built 2002
Total Floor Area (Above Grade sqft) 1,100
Main Floor Area (sqft) 85
First Floor Area (sqft) 443
Second Floor Area (sqft) 443
Third Floor Area (sqft) 125
Heating Forced Air w Air Conditioning
Full Storeys 3
Condo Indoor Parking 1 (A-65)
No Locker

Legal Description Continued: TORONTO STANDARD CONDOMINIUM PLAN NO. 1467 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : FIRSTLY: PART OF BLOCK 18, PLAN 66M2354, DESIGNATED AS PARTS 2 & 6, PLAN 66R19764, CITY OF TORONTO, SECONDLY: PART OF BLOCK 3, PLAN 66M2354, DESIGNATED AS PART 8, PLAN 66R19764, CITY OF TORONTO ; S/T AND T/W EASEMENTS AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT4830.



ROOM BY ROOM DETAILS

MAIN

FOYER

3.18 m x 1.08 m

- Tile floor
- Wall hooks
- Heater
- Ceiling light fixture
- New carpeted stairs

LEVEL TWO

POWDER ROOM

.84 m x 1.53 m

- Tile floor
- Towel rack
- Corner pedestal sink
- Wall mount mirror
- Ceiling fan
- Ceiling light

KITCHEN

2.13 m x 3.21 m

- Tile floor
- Stone countertops
- Backsplash Micro brick-laid tile stone
- Updated stainless steel fridge
- Frigidaire electric range and hood
- Double sink with commercial style faucet
- Stainless steel dishwasher
- Ceiling light fixture with integrated fan/remote
- Oversize pass-through with stone counter

LIVING ROOM/DINING ROOM COMBINATION

5.05 m x 3.70 m

- Thermostat
- LED ceiling light fixture with integrated fan/remote
- Corner windows
- Box/bay window
- Laminate flooring
- Carpeted stairs

LEVEL THREE

DEN

2.13 m x 3.26 m

- Open concept
- New broadloom
- LED ceiling light fixture with integrated fan/remote

FAMILY WASHROOM

1.50 m x 2.43 m

- Full-size tub with tile surround, rain shower head
- Elongated toilet
- Vanity with under-mount sink and stone countertop
- Medicine cabinet
- Vanity lighting
- Ceiling fan
- Tile floor

PRIMARY BEDROOM

2.73 m x 3.50 m

- South West facing corner
- Double closet with mirrored glass doors
- Large picture window
- New broadloom
- Switched receptacle

SECOND BEDROOM

2.24 m x 3.36 m

- South facing window
- New broadloom
- Switched receptacle

LEVEL FOUR

LAUNDRY CLOSET

- Mirrored sliding doors
- Recessed shut offs
- Stacked washer dryer
- Rental hot water tank and hydronic furnace with air conditioning
- Floor drain
- Tile floor
- Ceiling light fixture

EXIT TO ROOFTOP DECK:

- Double door storage shed
- 270° view
- Umbrella
- Privacy scrim
- High elevation
- Privacy fence between units
- L shaped
- Outdoor flooring

