



170 Sudbury St 815
Toronto Ontario M6J0A1
Toronto C01 Little Portugal Toronto 119-15-S
SPIS: N **Taxes:** \$2,333.98 / 2015 **DOM:** 34
List: \$324,900 For: Sale 1
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** Leve **Bedrooms:** 2
Corp#: TSCC / 2355 **Level:** 8 **Washrooms:** 2
Unit#: 15 1x4xFlat, 1x3xFlat
Zoning: Residential
Prop Mgmt: First Serve Residential 416.847.3779
Dir/Cross St: Queen And Dovercourt

MLS#: C3382001		Occup: Vacant		Possession: 15Day Tba	
Status Cert: N		Bldg Name:		PIN#:	
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$575.16	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:		Garage:	None / 0.0
Apx Age:	0-5	UFFI:		Park/Drive:	None
Apx Sqft:	700-799	Elev/Lift:	Retirement: N	Park Type:	None
Sqft Source:	Seller	Taxes Incl:	N Water Incl: Y	Park Spcs:	0
Exposure:	Sw	Heat Incl:	N Hydro Incl: N	Park \$/Mo:	
Assessment:	347000 / 2012	Cable TV Incl:	N CAC Incl: N	Prk Lgl Dsc:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: N	Bldg Amen:	Exercise Room, Games
Phys Hdp-Eqp:		Com Elem Incl:	Y	Room, Guest Suites, Indoor Pool, Party/Meeting	
		Cert Level:		Room, Visitor Parking	
		Energy Cert:		Prop Feat:	Public Transit
		GreenPIS:			

#	Room	Level			Description		
1	Living	Flat	6.89	x 3.11	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Flat	6.89	x 3.11	Combined W/Living	Hardwood Floor	W/O To Balcony
3	Kitchen	Flat	6.89	x 3.11	Open Concept	Hardwood Floor	Granite Counter
4	Master	Flat	3.35	x 2.74	4 Pc Ensuite	Hardwood Floor	Double Closet
5	2nd Br	Flat	3.04	x 2.74	Large Window	Hardwood Floor	Double Closet

Client Remks: West Queen West Corner Penthouse!Amazing South And West Views. Bright Open Concept Living Space. 2 Large Bedrooms And 2 Full Baths. Floor To Ceiling Windows. Modern Finishes Throughout. Modern Kitchen With Granite Counters And Marble Backsplash. Master Ensuite With Soaker Tub And Gleaming White Tile. 2nd Bath With Shower. South Facing Balcony. Great Value In Prime Downtown Location.

Extras: Buyer To Verify All Information Provided. Appliances And Chattels Not To Be Included In Agreement. **Leased Furnace Payment \$67.79 To Be Assumed By Purchaser. Property Sold As Is.

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD., BROKERAGE 416-798-7133