



**1 Shaw St 1223**  
**Toronto** Ontario M6K0A1  
 Toronto C01 Niagara Toronto 119-16-S  
**SPIS:** N **Taxes:** \$2,093.87 / 2015 **DOM:** 12  
**List: \$349,900 For: Sale 1**  
 Condo Apt **#Shares%:** **Rms:** 4  
 Apartment **Locker#:** **Bedrooms:** 1  
**Corp#:** TSCC / 1767 **Level:** 12 **Washrooms:** 1  
**Unit#:** 1223 1x4xMain  
**Zoning:**  
**Prop Mgmt:** St. George Property Management  
**Dir/Cross St:** South Of King St W And Shaw

<b>MLS#:</b> C3388882		<b>Occup:</b> Vacant		<b>Possession:</b> 30/60/90	
<b>Status Cert:</b> Y		<b>Bldg Name:</b>		<b>PIN#:</b>	
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$360.71	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>		<b>Garage:</b>	Attached / 1.0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Private
<b>Apx Sqft:</b>	500-599	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Park Type:</b>	Exclusive
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>	N <b>Water Incl:</b> Y	<b>Park Spcs:</b>	1
<b>Exposure:</b>	Sw	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b> N	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	N <b>CAC Incl:</b> Y	<b>Prk Lgl Dsc:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>	Exercise Room,
<b>Phys Hdp-Eqp:</b>		<b>Com Elem Incl:</b>	Y		Party/Meeting Room, Rooftop Deck/Garden,
		<b>Cert Level:</b>			Security Guard, Visitor Parking
		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>			

#	Room	Level			Description		
1	Kitchen	Main	3.60	x 2.30	Modern Kitchen	Granite Counter	Laminate
2	Dining	Main	2.30	x 3.10	Combined W/Living	Laminate	
3	Living	Main	3.80	x 3.50	Combined W/Dining	Laminate	W/O To Balcony
4	Master	Main	3.85	x 3.10	Laminate		

**Client Remks:** Urban Living At It's Best! Spacious One Bedroom Condo In Dna Building. Granite Counters, Jacuzzi Tub, Balcony, Locker And Parking. Access To All Liberty Village Amenities Just Outside Your Front Door As Well As Top Restaurants, Parks And Shopping Along King West, Queen West And Downtown. Ttc Just Steps From Your Door. Bldg Amenities Include Gym, Party Room, Concierge, And Rooftop Patio W/Bbq & Amazing Panoramic View Of City.

**Extras:** Property Being Sold In "As Is" Condition With No Representations Or Warranties.

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY, BROKERAGE 416-572-1016