## Prepared by: A. MARK ARGENTINO, Broker RE/MAX REALTY SPECIALISTS INC., BROKERAGE

2691 Credit Valley Road, Mississauga, ON L5M7A1 905-828-3434

263 Wellington St W 1103

Toronto Ontario M5V1E1

Toronto C01 Waterfront Communities C1 Toronto 120-18-S

**SPIS**: N **Taxes**: \$2,825.15 / 2014

 Condo Apt
 #Shares%:
 Rms: 5

 Apartment
 Locker#:
 Bedrooms: 1 + 1

 Corp#: TSCC / 2010
 Level: 11
 Washrooms: 1

 Unit#: 03
 1x4

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List: \$356,900 For: Sale

**DOM**: 39

Zoning:

Prop Mgmt: Maple Ridge Community Mgmt 905-507-6726

Dir/Cross St: Wellington / Blues Jays Way

MLS#: C3224181 Occup: Vacant		Possession: Immed					
Status Cert: N	tus Cert: N Bldg Name:						PIN#:
Kitchens:	1		Pets Perm:	Restrict		Balcony:	Open
Fam Rm:	N		Locker:	None		Ens Lndry:	Υ
Basement:	None		Maint:	\$642.30		Lndy Lev:	
Fireplace/Stv:	N		A/C:	Central Air		Exterior:	Concrete
Heat:	Forced Air / Gas	S	Central Vac:			Garage:	Undergrnd / 1.0
Apx Age:			UFFI:			Park/Drive:	None
Apx Sqft:	800-899		Elev/Lift:	Y Retirement:		Park Type:	Owned
Sqft Source:	Approximate		Taxes Incl:	N Water Incl:	Υ	Park Spcs:	0
Exposure:	N		Heat Incl:	Y Hydro Incl:	Υ	Pk Spot#:	218
Assessment:			Cable TV Incl:	N CAC Incl:	Υ	Park \$/Mo:	
Spec Desig:	Unknown		Bldg Ins Incl:	Y Prkg Incl:	Υ	Prk Lgl Dsc:	Unit 22 Level B
Phys Hdp-Eqp:			Com Elem Incl:	Υ		Bldg Amen:	Concierge, Gym, Recreation
			Cert Level:		Room, Rooftop Deck/Garden, Security Guard,		
			Energy Cert:			Visitor Parking	
			GreenPIS:			Prop Feat:	Public Transit
# Room	<u>Level</u>			<u>Description</u>			
1 Living	Flat	5.76	x 3.92	Combined W/I	Dining	Hardwood Floor	W/O To Balcony
2 Dining	Flat	5.76	x 3.92	Combined W/I	Combined W/Living Hardwood Floor		
3 Kitchen	Flat	3.94	x 1.82	Modern Kitchen		Ceramic Floor	Granite Counter
4 Master	Flat	4.24	x 3.09	Large Closet H		Hardwood Floor	Window
5 Den	Flat	3.58	x 2.00	Ha		Hardwood Floor	

Client Remks: Includes Parking Spot, Great Location, Walk To Everything Entertainment, Financial District, Rogers Center, Cn Tower, Metro Convention Centre, Easy Access To Ttc, Hwy, Waterfront, This Home Has One Bdrm And A Den, Open Concept, Balcony, Granite Counter Tops, Upgraded Kit, Hardwood Floors, This One Is A Great Unit, And Will Not Last At This Price. Come And See Today.

Extras: No Representation Or Warranties Are Made Of Any Kind By The Seller Or Agent In Regards To This Property. All Information Displayed Is Believed To Be Accurate But Should Be Independently Verified. Sold 'In As In Condition.

Listing Contracted With: RE/MAX CROSSROADS REALTY INC., BROKERAGE 416-491-4002