



**170 Sudbury St 815** List: **\$369,000** For: **Sale** <sup>4</sup>  
**Toronto** Ontario M6J0A1  
 Toronto C01 Little Portugal Toronto 119-15-S  
**SPIS:** N **Taxes:** \$2,333.98 / 2015 **DOM:** 30

Condo Apt **#Shares%:** **Rms:** 5  
 Loft **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

<b>MLS#:</b> C3232787		<b>Occup:</b> Vacant		<b>Possession:</b> 15 Tba	
<b>Status Cert:</b> Y		<b>Bldg Name:</b> The Curve		<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>	\$575.16	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>		<b>Garage:</b>	None / 0.0
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	None
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>	<b>Retirement:</b> N	<b>Park Type:</b>	None
<b>Sqft Source:</b>	Seller	<b>Taxes Incl:</b>	N <b>Water Incl:</b> Y	<b>Park Spcs:</b>	0
<b>Exposure:</b>	Sw	<b>Heat Incl:</b>	N <b>Hydro Incl:</b> N	<b>Park \$/Mo:</b>	
<b>Assessment:</b>	347000 / 2012	<b>Cable TV Incl:</b>	N <b>CAC Incl:</b> N	<b>Prk Lgl Dsc:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> N	<b>Bldg Amen:</b>	Exercise Room, Games Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking
<b>Phys Hdp-Eqp:</b>		<b>Com Elem Incl:</b>	Y	<b>Prop Feat:</b>	Public Transit
		<b>Cert Level:</b>			
		<b>Energy Cert:</b>	N		
		<b>GreenPIS:</b>			

#	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:** Property Sold As Is. 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.

**Listing Contracted With:** CENTURY 21 HERITAGE GROUP LTD., BROKERAGE 905-764-7111