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

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

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219 Fort York Blvd 208

Toronto Ontario M5V1B1

Toronto C01 Niagara Toronto 120-17-T

SPIS: N Taxes: \$2,700.00 / 2014

 Condo Apt
 #Shares%:
 Rms: 4 + 1

 Apartment
 Locker#:
 Bedrooms: 1

 Corp#: TSCC / 1754
 Level: 2
 Washrooms: 2

 Unit#: 8
 1x4xMain, 1x3xMain

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List: \$399,900 For: Sale

DOM: 89

Zoning:

Prop Mgmt: Brookfield Property Management 416-214-9111

Dir/Cross St: Bathurst And Lake Shore

MLS#: C3170153 Possession: 60-90 Days/Tba Occup: Tenant Status Cert: N **Bldg Name:** PIN#: Kitchens: Pets Perm: Restrict Balcony: Open Fam Rm: Ν Locker: None Ens Lndry: Υ **Basement:** None Maint: \$536.91 Lndy Lev: Main Central Air Fireplace/Stv: A/C: Exterior: Concrete Forced Air / Gas Heat: Central Vac: Garage: Undergrnd / 0.0 UFFI: Apx Age: Park/Drive: None 900-999 Apx Sqft: Elev/Lift: Retirement: Park Type: None Sqft Source: To Be Confirmed Taxes Incl: N Water Incl: Park Spcs: Exposure: Heat Incl: Y Hvdro Incl: Ν Park \$/Mo: Assessment: Cable TV Incl: N CAC Incl: Υ Prk Lgl Dsc: Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Ν Bldg Amen: Concierge, Exercise Room, Phys Hdp-Eqp: Com Elem Incl: Indoor Pool, Rooftop Deck/Garden, Visitor Cert Level: Parking **Energy Cert:** N Prop Feat: Lake/Pond, Public Transit GreenPIS: N Description **Room** Level 7.00 1 Living Flat x 5.75 Hardwood Floor Fireplace W/O To Balcony 2 Flat 7.00 Open Concept Combined W/Living Dining x 5.75 Hardwood Floor 3 Kitchen Flat 3.50 x 2.75 Limestone Flooring Open Concept Breakfast Bar 4 Master Flat 4.50 x 3.00 4 Pc Ensuite W/I Closet

Client Remks: Being Sold Under Power Of Sale. One Of A Kind Unit. Large Open Concept "Loft Style" 1 Bedroom Unit With Huge Spa Like Ensuite Bathroom. Built-In Cabinets & Vanities. Large Open Living/Dining Room With Wall To Wall Windows Overlooking Small Parkette. Great Location, Walk To Lake, Ttc. Building Offers Great Amenities.

Extras: Being Sold Under Power Of Sale. Seller Makes No Representations Or Warranties. Need More Than 24 Hours Notice For Appointments As A Written Notice Must Be Posted At Unit Prior To Showings.

Listing Contracted With: RE/MAX PROFESSIONALS INC., BROKERAGE 416-232-9000