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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263 Wellington St W 204

Toronto Ontario M5V3E6

Toronto C01 Waterfront Communities C1 Toronto 120-18-S

SPIS: N **Taxes**: \$3,022.14 / 2014

 Condo Apt
 #Shares%:
 Rms: 5

 Apartment
 Locker#:
 Bedrooms: 1 + 1

 Corp#: TSCC / 2010
 Level: 2
 Washrooms: 1

 Unit#: 04
 1x4

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List: \$399,900 For: Sale

DOM: 19

Zoning:

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

Dir/Cross St: Wellington/Blues Jays Way

MLS#: C3244010 Occup: Vacant			Possession: Immed/Tba				
Status Cert: N	Bldg Name:				PIN#:		
Kitchens:	1		Pets Perm:	Restrict		Balcony:	Open
Fam Rm:	N		Locker:	None		Ens Lndry:	Υ
Basement:	None		Maint:	\$693.57		Lndy Lev:	
Fireplace/Stv:	N Heat Pump / Gas		A/C:	Central Air		Exterior: Garage:	Concrete Undergrnd / 1.0
Heat:			Central Vac:				
Apx Age:			UFFI:			Park/Drive:	None
Apx Sqft:	800-899		Elev/Lift:	Y Retirement:		Park Type:	Owned
Sqft Source:	Approx		Taxes Incl:	N Water Incl:	Υ	Park Spcs:	0
Exposure:	S		Heat Incl:	Y Hydro Incl:	Υ	Pk Spot#:	211
Assessment:			Cable TV Incl:	N CAC Incl:	Υ	Park \$/Mo:	
Spec Desig: Unknown			Bldg Ins Incl:	Y Prkg Incl:	Υ	Prk Lgl Dsc:	Unit 10 Level B
Phys Hdp-Eqp:			Com Elem Incl:	Υ		Bldg Amen:	Concierge, Exercise Room
			Cert Level:			Recreation Room	n, Security Guard, Security
			Energy Cert:			System, Visitor Parking	
			GreenPIS:			Prop Feat:	Arts Centre, Public Transit
Room	Level			Description			
1 Living	Flat 5	5.15	x 4.14	Combined W/I	Dining	Hardwood Floor	W/O To Balcony
2 Dining	Flat 5	5.15	x 4.14	Combined W/Living		Hardwood Floor	
3 Kitchen	Flat 2	2.74	x 2.71	Granite Counter		Ceramic Floor	
4 Master	Flat 4	.14	x 3.65	Large Closet		Hardwood Floor	Window
5 Den	Flat 3	3.23	x 2.12	Hardwood Flo	or		

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

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