

	<b>550 Queens Quay W 1019</b> Toronto Ontario N5V 3M8 Toronto C01 Waterfront Communities C1 Toronto <b>SPIS: N</b> <b>Taxes: \$2,991.76 / 2015</b> <b>DOM: 27</b>			<b>List: \$499,990 For: Sale 1</b>										
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Condo Apt</td> <td style="width: 33%;">#Shares%:</td> <td style="width: 33%;">Rms: 5</td> </tr> <tr> <td>Apartment</td> <td>Locker#:</td> <td>Bedrooms: 2</td> </tr> <tr> <td>Corp#: MTCC / 1396</td> <td>Level: 10</td> <td>Washrooms: 2</td> </tr> <tr> <td>Unit#: 19</td> <td></td> <td>1x5xMain, 1x4xMain</td> </tr> </table> <p><b>Zoning:</b>  <b>Prop Mgmt:</b> Icon Property Management 416-408-4550  <b>Dir/Cross St:</b> Spadina/Queens Quay West</p>			Condo Apt	#Shares%:	Rms: 5	Apartment	Locker#:	Bedrooms: 2	Corp#: MTCC / 1396	Level: 10	Washrooms: 2	Unit#: 19	
Condo Apt	#Shares%:	Rms: 5												
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Unit#: 19		1x5xMain, 1x4xMain												

<b>MLS#:</b> C3384377	<b>Occup:</b> Tenant	<b>Possession:</b> Tba	
<b>Status Cert:</b> N	<b>Bldg Name:</b>		<b>PIN#:</b>

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 11-15 <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$564.36 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> N <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Garage:</b> Undergrnd / 1.0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Exclusive <b>Park Spcs:</b> 1 <b>Pk Spot#:</b> 37 <b>Park \$/Mo:</b> <b>Prk Lgl Dsc:</b> T3-373 <b>Bldg Amen:</b> Concierge, Exercise Room, Gym, Sauna, Security System, Visitor Parking <b>Prop Feat:</b> Marina, Park, Public Transit
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#	Room	Level			Description		
1	Living	Main	6.48	x 4.10	Hardwood Floor	W/O To Balcony	Open Concept
2	Dining	Main	6.48	x 4.10	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	5.20	x 2.00	Centre Island	Granite Counter	
4	Master	Main	5.70	x 3.20	5 Pc Ensuite	W/I Closet	Balcony
5	2nd Br	Main	3.24	x 5.30	Window	Broadloom	North View

**Client Remks:** Bright N/E Facing Unit.Split 2 Bedroom + 2 Balconies! Breakfast Bar. Master Has A 5 Piece Double Shower,Pedestal Sink. Separate Wc. Public Transport At Your Door.Great Location On The Waterfront Trail. Walk Or Commute To All Great Areas Of Toronto Within Minutes. Chinatown,Entertainment District,King West, Downtown

**Extras:** Transit At Your Door To Union Station. Walking Distance To Billy Bishop Airport,Lakeshore And Gardiner Quick Access. Roof Decks With Bbq's And Cabanas.

<b>Listing Contracted With:</b> ROYAL LEPAGE REALTY PLUS, BROKERAGE	905-828-6550
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