

	105 The Queensway 1208 Toronto Ontario M6S5B5 Toronto W01 High Park-Swansea Toronto SPIS: N Taxes: \$1,484.76 / 2022 DOM: 0 List: \$499,000 For: Sale	
	Condo Apt Apartment Corp#: TSCC / 2319 #Shares%: Unit#: 08 Locker#: Rms: 4 Locker Lev Unit: 1x4xMain Locker Unit#: Bedrooms: 1 Level: 11 Washrooms: 1	
	Zoning: Prop Mgmt: Dell Property Management Dir/Cross St: Lake Shore & Windermere	

MLS#: W5482874 Possession Remarks: 60 Days		Status Cert: Y Bldg Name:		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	Ens Lndry: Y	Retirement:	
Fam Rm: N	Locker: None	Exterior: Brick	Gar/Gar Spcs: Undergrnd / 1.0	Water Incl: Y	
Basement: None	Maint: \$365.69	Undergrnd: Undergrnd	Hydro Incl: N	CAC Incl: Y	
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd	Prkg Incl: Y	Prk Lvl/Unit: Level C #77	
Heat: Forced Air / Gas	Central Vac:	Park Type: Owned	Com Elem Incl: Y	Bldg Amen:	
Apx Age:	UFFI:	Park/Drv Spcs: 1	Cert Level:		
Apx Sqft: 0-499	Elev/Lift:	Tot Prk Spcs: 1.0	Energy Cert:		
Sqft Source: Builder Plans	Taxes Incl: N	Park \$/Mo:	GreenPIS:		
Exposure: W	Heat Incl: Y	Prk Lvl/Unit: Level C #77			
Assessment:	Cable TV Incl: N				
Spec Desig: Unknown	Bldg Ins Incl: Y				
Phys Hdp-Eqp:	Com Elem Incl: Y				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.25	x 8.66	Open Concept	Hardwood Floor	W/O To Balcony
2	Dining	Flat	21.25	x 8.66	Open Concept	Hardwood Floor	Combined W/Dining
3	Kitchen	Flat	21.25	x 8.66	Open Concept	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	Flat	11.09	x 8.17	Sliding Doors	Broadloom	Closet

Client Remks: Calling All Investors & First-Time Home Buyers!! The Toronto Real Estate Market Got You Down? Cheer Up, You're In For A Treat! This Condo Has Everything You're Looking For. A Proper Foyer With A Huge Closet Leads You Into The Well-Thought Out Floor Plan With No Wasted Space. Don't Compromise On Your Wish List! You Can Have A Dining Table, A Comfy Cozy Living Room, & Even A Desk For Working From Home. Whatever Your Plans, This Unit Can Make Them A Reality!

Extras: The Large Bedroom Has Tons Of Closet Space & Plenty Of Room For A Big Bed & Some Extra Pieces. An Oversized Balcony, West-Facing Windows With Lake Views Letting In Tons Of Natural Light, & A Parking Space Round Of This Fantastic Unit!

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE 416-588-8248