

	1091 Kingston Rd 725	List: \$799,000 For: Sale
	Toronto Ontario M1N4E5	
	Toronto E06 Birchcliffe-Cliffside Toronto 121-28-R	
	SPIS: N	Taxes: \$2,712.90 / 2022
	DOM: 0	
	Condo Apt	Apartment
	Corp#: MTCC / 1010	#Shares%:
	Unit#: 22	Locker#:
		Locker Lev Unit: A
		Locker Unit#: 255
		Level: 7
	Zoning:	
	Prop Mgmt: Crossbridge	
	Dir/Cross St: Victoria Park	

MLS#: E5503354 Possession Remarks: 90-120/Tba		PIN#:	
Status Cert: Y Bldg Name: Henley Gardens			
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: Owned	Ens Lndry: Y	
Basement: None	Maint: \$786.72	Lndy Lev: Main	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick	
Heat: Heat Pump / Electric	Central Vac:	Gar/Gar Spcs: Undergrnd / 1.0	
Apx Age:	UFFI:	Park/Drive: Undergrnd	
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned	
Sqft Source: Floorplan	Taxes Incl: N Water Incl: Y	Park/Drv Spcs: 1	
Exposure: N	Heat Incl: Y Hydro Incl: Y	Tot Prk Spcs: 1.0	
Assessment:	Cable TV Incl: N CAC Incl: Y	Park \$/Mo:	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: B/208	
Phys Hdp-Eqp:	Com Elem Incl: Y	Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Security System, Visitor Parking	
	Cert Level:		
	Energy Cert:		
	GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.41	x 19.32	Combined W/Dining Hardwood Floor Large Window
2	Dining	Main	11.41	x 19.32	Combined W/Living Hardwood Floor Large Window
3	Kitchen	Main	12.99	x 11.68	Stainless Steel Appl Renovated B/I Appliances
4	Prim Bdrm	Main	10.76	x 14.99	W/I Closet 3 Pc Ensuite W/O To Balcony
5	2nd Br	Main	9.32	x 16.07	B/I Closet Hardwood Floor Large Window

Client Remks: Step Straight Into The Pages Of A Design Magazine! This Enchanting Unit At The Serene Henley Gardens Has Been Renovated Top-To-Bottom W/ No Detail Overlooked. The Stunning Kitchen Feat. Caesarstone Counters, Custom Millwork W/ Valence Lighting, Brand New Appliances, Wine Fridge, Pot Lights & Tons Of Storage! With A Living Room & Dining Room So Spacious & Designed For Entertaining, You Won't Believe You're In A Condo. The Spacious 2nd Bdrm Is Perfect For...

Extras: A Growing Family Or W.F.H. Office. The Primary Bedroom Is What Dreams Are Made Of - Custom Walkthrough Closet, Balcony, A Stylishly Moody Ensuite W/ Heated Floors. White Oak Floors, Pot Lights, A Locker & Parking Round Off This Beauty!

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