

	11 Brunel Crt 4310		List: \$1,049,000 For: Sale
	Toronto Ontario M5V3Y3		
	Toronto C01 Waterfront Communities C1 Toronto 120-18-T		
SPIS: N		Taxes: \$3,067.28 / 2021	DOM: 0
Condo Apt	#Shares%:	Rms: 6 + 1	
Apartment	Locker#: A99	Bedrooms: 2 + 1	
Corp#: TSCC / 1949	Locker Lev Unit: A	Washrooms: 2	
Unit#: 9	Locker Unit#: 99	2x4xMain	
	Level: 38		
Zoning:			
Prop Mgmt: Icon Property Management			
Dir/Cross St: Spadina And Lakeshore			

MLS#: C5312004		Possession Remarks: Tba		PIN#:	
Status Cert: Y		Bldg Name: West One			
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$668.87	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:		Gar/Gar Spcs:	Undergrnd / 1.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:	Retirement:	Park Type:	Owned
Sqft Source:	Floor Plan	Taxes Incl:	N	Park/Drv Spcs:	1
Exposure:	Se	Heat Incl:	Y	Tot Prk Spcs:	1.0
Assessment:		Hydro Incl:	N	Park \$/Mo:	
Spec Desig:	Unknown	Cable TV Incl:	N	Park Lvl/Unit:	Level A/Unit 52
Phys Hdp-Eqp:		CAC Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
		Bldg Ins Incl:	Y		
		Prkg Incl:	Y		
		Com Elem Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.82	x 11.41	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Main	18.07	x 10.76	Hardwood Floor	Combined W/Living	W/O To Balcony
3	Kitchen	Main	8.76	x 8.33	Granite Counter	Stainless Steel Appl	O/Looks Dining
4	Master	Main	10.00	x 12.33	Hardwood Floor	Large Closet	Ensuite Bath
5	2nd Br	Main	10.43	x 11.74	Hardwood Floor	Large Closet	Large Window
6	Den	Main	18.40	x 10.00	Hardwood Floor	Open Concept	Closet

Client Remks: *Press Play On Mambo No. 5* Welcome To West One, Two, Three, Four, Five! This Cityplace Stunner Sits High In The Sky. With Two Walls Of Windows, It's A Corner, & You Gotta See The Views! Wow You're Really Gonna Wanna (Buy It)! An Amazing Layout & Views For Days, We're Talking A Split Floorplan & Southeast View Catching All The Sun's Rays. You'll Love The Hardwood, Two Bedrooms, Two Bathrooms, & Parking, & As We Continue You Know Opportunity Is Knocking!

Extras: So What Can You Do? We Really Beg You, Get Onboard! To You This Condo Cannot Be Ignored! Up In The Sky, Life's All Good. Come & Visit. We Know You'll Wanna Win It! A Little Bit Of Luxury In Your Life! Lake Ontario & Downtown, By Your Side!

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