

	11 Christie St 311 List: \$499,000 For: Sale Toronto Ontario M6G4C3 Toronto C02 Annex Toronto 115-17-Q SPIS: N Taxes: \$1,535.24 / 2020 DOM: 0														
	<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: 4</td> </tr> <tr> <td>Apartment</td> <td>Locker#:</td> <td>Bedrooms: 1</td> </tr> <tr> <td>Corp#: TSCC / 2116</td> <td>Locker Lev Unit:</td> <td>Washrooms: 1</td> </tr> <tr> <td>Unit#: 10</td> <td>Locker Unit#:</td> <td>1x4xMain</td> </tr> <tr> <td></td> <td>Level: 3</td> <td></td> </tr> </table> <p>Zoning: Prop Mgmt: Pro-House Management Dir/Cross St: Christie/Bloor St. W.</p>	Condo Apt	#Shares%:	Rms: 4	Apartment	Locker#:	Bedrooms: 1	Corp#: TSCC / 2116	Locker Lev Unit:	Washrooms: 1	Unit#: 10	Locker Unit#:	1x4xMain		Level: 3
Condo Apt	#Shares%:	Rms: 4													
Apartment	Locker#:	Bedrooms: 1													
Corp#: TSCC / 2116	Locker Lev Unit:	Washrooms: 1													
Unit#: 10	Locker Unit#:	1x4xMain													
	Level: 3														

MLS#: C5172683		Possession Date: 6/28/2021	Possession Remarks: June 28
Status Cert: Y	Bldg Name: Eleven Christie		PIN#:
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 517 Sqft. - Builder Floor Plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$490.29 A/C: Central Air Central Vac: UFFI: Elev/Lift: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1.0 Pk Spot#: 29 Park \$/Mo: Prk Lvl/Unit: A/22 Bldg Amen: Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Security System, Visitor Parking Prop Feat: Level, Park, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.40	x 9.91	Laminate Combined W/Dining W/O To Balcony
2	Dining	Main	16.40	x 9.91	Laminate Combined W/Living W/O To Balcony
3	Kitchen	Main	8.13	x 6.33	B/I Dishwasher Breakfast Bar Stainless Steel Appl
4	Master	Main	15.09	x 8.89	Laminate Closet West View

Client Remks: Paradise On The Park! Welcome To Your Oasis In The City At 11 Christie! Nestled Above Christie Pits Park With Clear Views Of The Greenery And Epic Sunsets, This Beautiful Condo Sits In A Boutique Building With Just 61 Units. Rarely Do Any Units In The Building Come Up For Sale - Residents Love It So Much, They Never Want To Leave! And Why Would You? Subway Access, The Bustling Shops And Restaurants Of Bloor St., And The Park Are All Right At Your Door Step!

Extras: Once You're Done Staring Off Your Balcony Over The Treetops, Step Inside To Find Dimmers For Mood Lighting, Full-Sized Stainless Steel Appliances, & Lots Of Room To Entertain & Wfh In Comfort & Style. You Really Can Buy Happiness!

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