

	<p><b>125 Western Battery Rd 3006</b> <span style="float: right;"><b>List: \$1,199,000 For: Sale</b></span></p> <p>Toronto Ontario M6K 3R8                  Toronto C01 Niagara Toronto 119-16-S  <b>SPIS:</b> N <span style="margin-left: 100px;"><b>Taxes:</b> \$3,340.35 / 2021</span> <span style="float: right;"><b>DOM:</b> 4</span></p>
	<p>Condo Apt <span style="margin-left: 100px;"><b>#Shares%:</b></span> <span style="float: right;"><b>Rms:</b> 5</span></p> <p>Apartment <span style="margin-left: 100px;"><b>Locker#:</b></span> <span style="float: right;"><b>Bedrooms:</b> 2 + 1</span></p> <p><b>Corp#:</b> TSCC / 2350 <span style="margin-left: 100px;"><b>Locker Lev Unit:</b> B</span> <span style="float: right;"><b>Washrooms:</b> 2</span></p> <p><b>Unit#:</b> 3 <span style="margin-left: 100px;"><b>Locker Unit#:</b> 132</span> <span style="float: right;">1x3xFlat, 1x4xFlat</span></p> <p><span style="margin-left: 100px;"><b>Level:</b> 30</span></p> <p><b>Zoning:</b></p> <p><b>Prop Mgmt:</b> Crossbridge Condominium Services</p> <p><b>Dir/Cross St:</b> East Liberty St &amp; Strachan Ave</p>

<b>MLS#:</b> C5205603		<b>Possession Remarks:</b> 30-60 Tba	
<b>Status Cert:</b> Y	<b>Bldg Name:</b>	<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$562.50	<b>Lndy Lev:</b> Main	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Other	
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0	
<b>Apx Age:</b> 6-10	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
<b>Apx Sqft:</b> 900-999	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned	
<b>Sqft Source:</b> 987 Sqft. + 3 Balconies -	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 1	
<b>Floor Plan</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Tot Prk Spcs:</b> 1.0	
<b>Exposure:</b> Se	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b> Level B/Unit 44	
<b>Spec Desig:</b> Unknown	<b>Com Elem Incl:</b> Y	<b>Bldg Amen:</b> Concierge, Gym,	
<b>Phys Hdp-Eqp:</b>	<b>Cert Level:</b>	Party/Meeting Room, Security Guard, Security	
	<b>Energy Cert:</b>	System, Visitor Parking	
	<b>GreenPIS:</b>	<b>Prop Feat:</b> Clear View, Level, Other,	
		Park, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	20.24	x 12.33	Combined W/Dining W/O To Balcony Window
2	Dining	Flat	20.24	x 12.33	Combined W/Living Laminate Window
3	Den	Flat	7.90	x 8.00	Laminate Window Double Doors
4	Br	Flat	12.00	x 10.00	4 Pc Ensuite W/I Closet Laminate
5	2nd Br	Flat	10.33	x 9.41	W/I Closet Laminate Window
6	Kitchen	Flat	12.33	x 7.90	Granite Counter Stainless Steel Appl

**Client Remks:** This One Is All About These Views, Baby! Welcome To This Luxurious Corner Penthouse-Level Suite At 125 Western Battery Rd. #3006 W/ 3 Balconies Totaling Almost 300 Sqft.! Step Into The Grand Open Concept Living Space To See Spectacular Cn Tower Views On One Side & Phenomenal Lake Views On The Other. The Spacious Kitchen Offers Plenty Of Room For Even The Most Discerning Chef & The Combined Living & Dining Rooms Are Perfect For Entertaining!

**Extras:** A Large Principal Bedroom Comes Complete W/ An Ensuite Bath & Lots Of Closet Space, & A Family-Sized 2nd Bedroom Is Perfect For Children Or Guests. Wfh? Who Needs A Ring Light For Those Zoom Calls When The Den Has Huge Windows Like These?

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