

	<b>15 Baseball Pl 1702</b>	<b>List: \$589,900 For: Sale</b>
	Toronto Ontario M4M0E6	
	Toronto E01 South Riverdale Toronto	
SPIS: N		Taxes: \$0.00 / 2021
		DOM: 0
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#: 136	Bedrooms: 1
Corp#: TSCC / 2823	Locker Lev Unit: D	Washrooms: 1
Unit#: 2	Locker Unit#: 136	1x4xMain
	Level: 17	
<b>Zoning:</b>		
<b>Prop Mgmt:</b> Crossbridge Condominium Services		
<b>Dir/Cross St:</b> Queen / Broadview		

<b>MLS#:</b> E5265120		<b>Possession Remarks:</b> 30/Tba		<b>PIN#:</b>	
<b>Status Cert:</b> Y		<b>Bldg Name:</b> Riverside Square			
<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>	\$383.21	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Metal/Side
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>		<b>Gar/Gar Spcs:</b>	Undergrnd / 1.0
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	500-599	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>	N	<b>Park/Drv Spcs:</b>	1
<b>Exposure:</b>	E	<b>Water Incl:</b>	Y	<b>Tot Prk Spcs:</b>	1.0
<b>Assessment:</b>		<b>Heat Incl:</b>	Y	<b>Hydro Incl:</b>	N
<b>Spec Desig:</b>	Unknown	<b>Cable TV Incl:</b>	N	<b>CAC Incl:</b>	Y
<b>Phys Hdp-Eqp:</b>		<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	Y
		<b>Com Elem Incl:</b>	Y	<b>Prk \$/Mo:</b>	
		<b>Cert Level:</b>		<b>Prk Lvl/Unit:</b>	Level C #13
		<b>Energy Cert:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Concierge, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.00	x 15.42	Open Concept	W/O To Balcony	Combined W/Dining
2	Dining	Main	12.00	x 15.42	Open Concept	B/I Shelves	Combined W/Kitchen
3	Kitchen	Main	12.00	x 15.42	Modern Kitchen	Quartz Counter	Combined W/Dining
4	Br	Main	11.32	x 9.48	Double Closet	Picture Window	Sliding Doors

**Client Remks:** Ever Step Into A Condo & Feel Cramped? Not Here!! This 1-Bedroom Condo Looks & Feels Huge! No Winding Hallways Or Dark, Useless Corners Here! Wall-To-Wall Windows Bring Tons Of Natural Light Into The Living & Dining Room, & The Open Concept Kitchen With Its Own Window, Upgraded Countertops & Backsplash, & A Full-Sized Stove Is A Chef's Paradise. The Large & Bright Bedroom Has Ample Storage & More Wall-To-Wall Windows, With Room For A Wfh Setup!

**Extras:** Parking, A Locker, Unobstructed Views Off The Supersized Balcony With Upgraded Gas Bbq Hookup & Being Smack Dab In The Middle Of One Of The City's Most Desirable Neighbourhoods Are The Cherries On Top Of This Incredible Unit!

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