

	15 Baseball Pl 615		List: \$549,000 For: Sale
	Toronto Ontario M4M0E6 Toronto E01 South Riverdale Toronto SPIS: N Taxes: \$0.00 / 2021 DOM: 0		
Condo Apt #Shares%: Rms: 4 Apartment Locker#: Bedrooms: 1 Corp#: TSCC / 2823 Locker Lev Unit: Washrooms: 1 Unit#: 15 Locker Unit#: 1x4xMain Level: 6		Zoning: Prop Mgmt: Crossbridge Condominium Services Dir/Cross St: Queen / Broadview	

MLS#: E5192279	Possession Remarks: 30-60 Days/Tba		
Status Cert: Y	Bldg Name: Riverside Square		PIN#:
Kitchens: 1	Pets Perm: Restrict	Balcony: Terr	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$318.92	Lndy Lev: Main	
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Metal/Side	
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 0.0	
Apx Age:	UFFI:	Park/Drive: None	
Apx Sqft: 500-599	Elev/Lift:	Park Type: None	
Sqft Source: Floorplan	Taxes Incl: N Water Incl: Y	Park/Drv Spcs: 0	
Exposure: N	Heat Incl: Y Hydro Incl: N	Tot Prk Spcs: 0.0	
Assessment:	Cable TV Incl: N CAC Incl: Y	Park \$/Mo:	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: N	Prk Lvl/Unit:	
Phys Hdp-Eqp:	Com Elem Incl: Y	Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking	
	Cert Level:	Prop Feat: Level, Park, Public Transit, Terraced	
	Energy Cert:		
	GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.76	x 13.09	Open Concept	W/O To Terrace	Combined W/Dining
2	Dining	Main	18.76	x 13.09	Open Concept	W/O To Terrace	Combined W/Kitchen
3	Kitchen	Main	18.76	x 13.09	Modern Kitchen	Quartz Counter	Combined W/Dining
4	Br	Main	11.84	x 9.58	Closet	Ensuite Bath	Window

Client Remks: How Do You Instantly Double Your Condo's Square Footage? Easy - Get A Condo With A Massive Outdoor Terrace! This Stunningly Laid Out Unit At The Brand New Riverside Square Building In One Of Toronto's Most Desirable Neighbourhoods Features Wall-To-Wall Floor-To-Ceiling Windows In Both The Living Area & Bedroom - Say Goodbye To Tunnel-Like Condos With Zero Natural Light. What's More Is That Just Outside The Kitchen Door Is The 300+ Sqft Terrace Of Your Dreams!

Extras: The Terrace Is Big Enough For Separate Zones For Dining, Lounging, Working Out, Or Whatever! An Ensuite Bathroom, Exposed Concrete Ceilings, & A Living Room Big Enough To Not Force You To Watch Tv In Your Kitchen Make This One A Dream!

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