

	<b>15 Baseball Pl 1803</b> Toronto Ontario M4M0E6 Toronto E01 South Riverdale Toronto <b>SPIS: N</b> <b>Taxes: \$0.00 / 2020</b> <b>DOM: 0</b>		<b>List: \$549,000 For: Sale</b>
	Condo Apt <b>#Shares%:</b> Apartment <b>Locker#:</b> <b>Corp#: TSCC / 2823</b> <b>Locker Lev Unit:</b> <b>Unit#: 3</b> <b>Locker Unit#:</b> 1x4xMain <b>Level: 18</b>	<b>Rms: 4</b> <b>Bedrooms: 1</b> <b>Washrooms: 1</b>	
<b>Zoning:</b> <b>Prop Mgmt: Crossbridge Condominium Services Ltd.03</b> <b>Dir/Cross St: Queen / Broadview</b>			

<b>MLS#: E5143769</b> <b>Possession Remarks: 60/Flex</b> <b>Status Cert: Y</b> <b>Bldg Name: Riverside Square</b> <b>PIN#:</b>	<b>Kitchens: 1</b> <b>Fam Rm: N</b> <b>Basement: None</b> <b>Fireplace/Stv: N</b> <b>Heat: Forced Air / Gas</b> <b>Apx Age:</b> <b>Apx Sqft: 500-599</b> <b>Sqft Source: 512 Interior + 100 Bal</b> <b>Exposure: E</b> <b>Assessment:</b> <b>Spec Desig: Unknown</b> <b>Phys Hdp-Eqp:</b>	<b>Pets Perm: Restrict</b> <b>Locker: None</b> <b>Maint: \$375.00</b> <b>A/C: Central Air</b> <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift: Retirement:</b> <b>Taxes Incl: N Water Incl: Y</b> <b>Heat Incl: Y Hydro Incl: N</b> <b>Cable TV Incl: N CAC Incl: Y</b> <b>Bldg Ins Incl: Y Prkg Incl: Y</b> <b>Com Elem Incl: Y</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony: Open</b> <b>Ens Lndry: Y</b> <b>Lndy Lev: Main</b> <b>Exterior: Concrete / Metal/Side</b> <b>Gar/Gar Spcs: Undergrnd / 1.0</b> <b>Park/Drive: Undergrnd</b> <b>Park Type: Owned</b> <b>Park/Drv Spcs: 1</b> <b>Tot Prk Spcs: 1.0</b> <b>Pk Spot#: P367</b> <b>Park \$/Mo:</b> <b>Prk Lvl/Unit: Level C #67</b> <b>Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.30	x 10.50	Open Concept	W/O To Balcony	Combined W/Dining
2	Dining	Main	20.30	x 10.50	Open Concept	B/I Shelves	Combined W/Kitchen
3	Kitchen	Main	20.30	x 10.50	Modern Kitchen	Quartz Counter	Combined W/Dining
4	Br	Main	10.99	x 8.99	Double Closet	Picture Window	Sliding Doors

**Client Remks:** You Don't Have To Be A Jays Fan To Fall In Love With This Amazing Condo At 15 Baseball Place! Take Me Out To This Stunning 1-Bedroom, 1-Bathroom Unit W/ Parking & Plenty Of Space In One Of Toronto's Best Neighbourhoods - Riverside! With A Spacious Kitchen And Living Room, This Condo Won't Throw You Any Curve Balls When It Comes To Entertaining As There's Lots Of Room For A Proper Dining Table Too. Dinner Parties & Game Nights Will Never Be The Same!

**Extras:** W F H? The Bright & Airy Bedroom Has Plenty Of Space For A Bed And A Desk So You Can Take Those Zoom Calls From Your Own Private Box In Comfort & Style. Need Air? Step Out On Your Oversized 110Sqft Balcony For A View That's A Real Home Run!

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