

	<b>168B Niagara St</b> <b>Toronto</b> Ontario M5V1C8 Toronto C01 Niagara Toronto 120-17-S <b>SPIS:</b> N <b>Taxes:</b> \$2,033.00 / 2020 <b>DOM:</b> 0	<b>List: \$549,000 For: Sale</b>
	<b>Condo Townhouse</b> <b>#Shares%:</b> <b>Rms:</b> 4 <b>Stacked Townhse</b> <b>Locker#:</b> <b>Bedrooms:</b> 1 <b>Corp#:</b> MTCC / 961 <b>Locker Lev Unit:</b> <b>Washrooms:</b> 1 <b>Unit#:</b> 18 <b>Locker Unit#:</b> 1x3xMain <b>Level:</b> 01	
<b>Zoning:</b> <b>Prop Mgmt:</b> Malvern Property Management <b>Dir/Cross St:</b> King / Niagara		

<b>MLS#:</b> C5119395	<b>Possession Remarks:</b> 30/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> Terr	
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b> Y	
<b>Basement:</b> Crawl Space	<b>Maint:</b> \$469.63	<b>Lndy Lev:</b> Main	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick	
<b>Heat:</b> Forced Air / Electric	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 0.0	
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> None	
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Park Type:</b> None	
<b>Sqft Source:</b> Mpac	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 0	
<b>Exposure:</b> Ew	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Tot Prk Spcs:</b> 0.0	
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> N	<b>Prk Lvl/Unit:</b>	
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Bldg Amen:</b> Bbqs Allowed, Concierge, Exercise Room, Security Guard, Tennis Court, Visitor Parking	
	<b>Cert Level:</b>		
	<b>Energy Cert:</b>		
	<b>GreenPIS:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.91	x 14.01	Laminate	W/O To Deck	Combined W/Dining
2	Dining	Main	9.91	x 14.01	Laminate	Pot Lights	Combined W/Living
3	Kitchen	Main	9.74	x 10.33	Modern Kitchen	Quartz Counter	Stainless Steel Appl
4	Br	Main	11.25	x 9.74	Bay Window	Laminate	Closet

**Client Remks:** Fall In Love With This Renovated Beauty On Niagara! This Completely Reimagined Main Floor Condo Combines The Carefree Lifestyle Of Condo Living With The Convenience Of Living In A Townhouse. Walk From The Trendiest Spots Along King West Right To Your Front Door - Never Wait For An Elevator Again! Why Have A Balcony When You Can Have A Backyard Terrace? String Up Some Patio Lights And Fire Up Your Gas-Powered Bbq - Summer 2021 Is Going To Be Your Year!

**Extras:** Or When It's Chilly, Do All Your Cooking Inside In Your Fully Updated Chef's Kitchen Complete With Quartz Countertops, Stainless Steel Appliances, And A Breakfast Bar. New Flooring, New Bathroom, New Paint - Over \$50K Spent On Updates!

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