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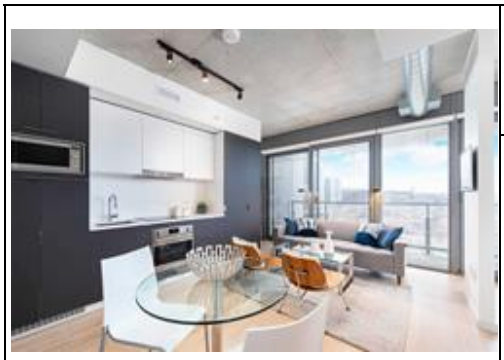
ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

Printed on 01/16/2020 2:33:32 PM



170 Bayview Ave 612 **List: $399,000 For: Sale**
Toronto Ontario M5A 0M4
Toronto C08 Waterfront Communities C8 Toronto
SPIS: N **Taxes:** $1,496.37 / 2019 **DOM:** 0

Condo Apt
Apartment
Corp#: TSCC / 2672
Unit#: 12

#Shares%:
Locker#: 79
Locker Lev Unit: 6
Locker Unit#: 079
Level: 6

Rms: 4
Bedrooms: 1
Washrooms: 1
1x4xMain

Zoning:
Prop Mgmt: Crossbridge Property Management
Dir/Cross St: King / Lower River

MLS#: C4669668 **Possession Remarks:** 30 Days/Tba
Status Cert: Y **Bldg Name:** River City 3 **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict			**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned			**Ens Lndry:**	Y
Basement:	None / Unfinished	**Maint:**	$260.40			**Lndy Lev:**	Main
Fireplace/Stv:	Y	**A/C:**	Central Air			**Exterior:**	Concrete
Heat:	Forced Air / Gas	**Central Vac:**				**Gar/Gar Spcs:**	Undergrnd / 0.0
Apx Age:		**UFFI:**				**Park/Drive:**	Undergrnd
Apx Sqft:	0-499	**Elev/Lift:**		**Retirement:**		**Park Type:**	None
Sqft Source:	Builder's Plans	**Taxes Incl:**	N	**Water Incl:**	N	**Park/Drv Spcs:**	0
Exposure:	Se	**Heat Incl:**	N	**Hydro Incl:**	N	**Tot Prk Spcs:**	0.0
Assessment:		**Cable TV Incl:**	N	**CAC Incl:**	N	**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, Visitor Parking
		Cert Level:					
		Energy Cert:					
		GreenPIS:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.56	x 9.64	Hardwood Floor	W/O To Balcony	Combined W/Dining
2	Dining	Main	14.56	x 9.64	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.56	x 9.64	Hardwood Floor	Modern Kitchen	Combined W/Dining
4	Br	Main	7.25	x 8.99	Hardwood Floor	Separate Rm	Picture Window

Client Remks: Home Ownership Can Come True When You Buy At 170 Bayview! Phenomenal Jr One Bedroom Unit W/ The Perfect Layout And Not An Inch Of Wasted Space! Extra Wide Layout Ftw! Unit Features Nearly 20 Ft Of Impressive Wall-To-Wall/Floor-To-Ceiling Sun-Drenched Windows + A Spacious 94Sqft Private Balcony - Your Own Outdoor Oasis Awaits! Well-Designed And Tastefully Appointed Unit Features Many Contemporary Finishes And Modern Touches Throughout.

Extras: Design Magazine-Worthy Kitchen With Built-In/Integrated High End Appliances, Beautiful Two Toned Cabinets, Soft Hued Engineered Hardwood Floors Throughout, And A Tranquil, Spa-Like Bathroom. Exposed Concrete Ceilings + Exposed Spiral Ducts.

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

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