

	<b>19 Western Battery Rd 2611</b>	<b>List: \$729,000 For: Sale</b>
	Toronto Ontario M6K3S4 Toronto C01 Niagara Toronto 119-16-T <b>SPIS: N</b> <b>Taxes: \$2,615.14 / 2021</b> <b>DOM: 0</b>	
	Condo Apt <b>#Shares%:</b> Apartment <b>Locker#:</b> <b>Corp#: TSCP / 2792</b> <b>Locker Lev Unit:</b> <b>Unit#: 10</b> <b>Locker Unit#:</b> <b>Level: 22</b>	<b>Rms: 4</b> <b>Bedrooms: 1 + 1</b> <b>Washrooms: 1</b> 1x4xFlat

**Zoning:**  
**Prop Mgmt: T.S.E. Management Services Inc.**  
**Dir/Cross St: Strachan & East Liberty St.**

<b>MLS#: C5354091</b>	<b>Possession Date: 10/26/2021</b>	<b>Possession Remarks: 60 Days</b>	<b>PIN#:</b>
<b>Status Cert: Y</b>	<b>Bldg Name: Zen Condos</b>		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> 576Sqft+39Sqft Balcony - Builder Plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$501.69 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Taxes Incl:</b> N <b>Water Incl:</b> N <b>Heat Incl:</b> N <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> N <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Lvl D Space 33 <b>Bldg Amen:</b> Concierge, Gym, Indoor Pool, Party/Meeting Room, Security Guard, Security System <b>Prop Feat:</b> Clear View, Level, Library, Park, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	12.92	x 9.51	West View                      Large Window                      W/O To Balcony
2	Kitchen	Flat	9.32	x 9.58	B/I Fridge                      B/I Oven                      Modern Kitchen
3	Master	Flat	9.91	x 9.58	West View                      Large Closet                      Window Flr To Ceil
4	Den	Flat	8.33	x 9.58	Laminate                      Separate Rm                      Sliding Doors

**Client Remks:** Don't Let This Be The One That Got Away! This Amazing 1+Den Unit \*\*With Parking\*\* Truly Has Everything You're Looking For. An Open Floor Plan With A Proper Foyer & Space For A Full Living Room Setup - Check! A Designer Chef's Kitchen With A Custom Island & Built-In Appliances - Check! A Large Bedroom With Huge Windows & Lots Of Storage, Plus A Useable Den With A Real Door & Room For Desk, More Storage, & A Workout Zone - Check, Check, Check!

**Extras:** Even Though It's In Liberty Village, One Of To's Hottest Neighbourhoods, You'll Never Leave The Building W/ The Array Of Amenities At Your Fingertips: A Dream Gym W/ Weights & Machines Galore, An Outdoor Running Track, A Pool & Spa, & More!

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