

	20 Minowan Miikan Lane 908 Toronto Ontario M6J0E5 Toronto C01 Little Portugal Toronto 119-15-S SPIS: N Taxes: \$1,600.85 / 2022 DOM: 0	List: \$599,000 For: Sale
	Condo Apt Loft Rms: 4 Corp#: TSCC / 2531 #Shares%: Bedrooms: 1 Unit#: 08 Locker#: Washrooms: 1 Locker Lev Unit: 1x4xMain Locker Unit#: Level: 9	
Zoning: Prop Mgmt: Crossbridge Condominium Services Ltd. Dir/Cross St: Queen And Gladstone		

MLS#: C5605702 Possession Remarks: Tba		Status Cert: Y Bldg Name: The Carnaby		PIN#:	
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 491 + 60 Balcony Exposure: W Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$340.30 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: N Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0.0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.73	x 11.51	Hardwood Floor	W/O To Balcony	Open Concept
2	Dining	Main	20.73	x 11.51	Modern Kitchen	Quartz Counter	Combined W/Kitchen
3	Kitchen	Main	20.73	x 11.51	Hardwood Floor	Open Concept	Combined W/Living
4	Prim Bdrm	Main	10.40	x 9.15	Hardwood Floor	Window	Double Closet

Client Remks: Hear That? Listen! It's Toronto's Hottest Neighbourhood Calling Your Name! Welcome To 20 Minowan Miikan Lane Unit 908, A Smartly And Methodically Laid Out 1-Bedroom Unit With Absolutely No Space Wasted. The Entryway Opens Up To A Designer Kitchen Complete With Both Stainless Steel And Integrated Appliances, Perfect For The Aspiring Chef Or The Host Who Loves To Entertain. The Spacious Living Room Has Plenty Of Room To Set Up Your Couch And Tv - Movie Nights Will Never Be The Same! The Living Room Also Walks Out To The Sizable Balcony With Breathtaking Western Views So You Can Soak Up All Of That Afternoon Sun In Style. The Separate Bedroom With Lots Of Closet Space Also Faces Westward, Which Means You Will Definitely Get All The Beauty Sleep You Need With No Sun Waking You Up Early In The Morning. A Stylish Bathroom And En-Suite Laundry Round Off This Gem Of A Condo. Ideal For First-Time Home Buyers And Investors Alike, Who Wouldn't Want To Call This Property Home?

Extras: *Hurry, Offers Anytime, No Holdbacks!* Chattels Include: Stainless Steel Stove, B/I Fridge, B/I Dishwasher, B/I Range Hood, Washer, Dryer, All Elf's And All Window Coverings.

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