

	25 Collingsgrove Rd 105 Toronto Ontario M1E3S3 Toronto E10 West Hill Toronto 111-39-J SPIS: N Taxes: \$1,698.62 / 2021 DOM: 1	List: \$599,000 For: Sale
	Condo Townhouse #Shares%: Rms: 6 + 1 2-Storey Locker#: Bedrooms: 3 Corp#: YCC / 498 Locker Lev Unit: Washrooms: 2 Unit#: 105 Locker Unit#: 1x4x2nd, 1x3xBsmt Level: 1	
	Zoning: Prop Mgmt: Larlyn Property Management Dir/Cross St: Lawrence/Morningside	

MLS#: E5285005	Possession Remarks: 60/90/120	PIN#:
Status Cert: Y	Bldg Name:	
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: As Per Previous Listing Exposure: N Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$437.32 A/C: Central Air Central Vac: UFFI: No Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 1.0 Park/Drive: Private Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 2.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	18.43	x 11.15	Hardwood Floor B/I Shelves Electric Fireplace
2	Kitchen	Ground	18.04	x 10.53	Combined W/Dining Stainless Steel Appl
3	Dining	Ground	18.04	x 10.53	Combined W/Kitchen Crown Moulding
4	Master	2nd	13.51	x 11.51	Hardwood Floor Mirrored Closet
5	2nd Br	2nd	13.51	x 8.89	Hardwood Floor Mirrored Closet
6	3rd Br	2nd	10.20	x 8.56	Hardwood Floor
7	Rec	Bsmt	12.50	x 13.12	W/O To Yard 3 Pc Bath Pot Lights

Client Remks: This Fabulous 3 Bed/2 Bath Townhouse Boasts Large Living Room Enhanced By Hardwood Floors, B/I Shelves, Electric Fireplace & Crown Moulding. Spacious Open Concept Kitchen W S/S Appliances. Master Bedroom W Mirrored Closets. Finished Basement W Designer Inspired 2nd Full Bath, Rec Room & W/O To Private Yard W Oversized Deck For Outdoor Entertaining & Relaxing! Inside Access To Garage. Size, Updates & Location All In One...You'll Be Thrilled To Call It Home!!!

Extras: S/S Fridge, Stove, Dishwasher, Washer/Dryer. Elfs & Window Coverings. Electric Fireplace, Gazebo. Shopping, Schools, Playground & Ttc Nearby!

Listing Contracted With: IPRO REALTY LTD., BROKERAGE 905-454-1100