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|  | 383 Adelaide St E 307 | | List: \$599,000 For: Sale |
| | Toronto Ontario M5A1N3 | | |
| | Toronto C08 Moss Park Toronto 120-20-S | | |
| SPIS: N | | Taxes: \$2,572.73 / 2021 | DOM: 0 |
| Condo Apt | #Shares%: | Rms: 4 | |
| Loft | Locker#: 209 | Bedrooms: 1 | |
| Corp#: MTCC / 1388 | Locker Lev Unit: 1 | Washrooms: 1 | |
| Unit#: 307 | Locker Unit#: 29 | 1x4xFlat | |
| Level: 3 | | | |
| Zoning: Residential | | | |
| Prop Mgmt: Dynamic Property Management | | | |
| Dir/Cross St: Adelaide & Sherbourne | | | |

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|-----------------------------------|--------------------------------------|---|-------|
| MLS#: C5191937 | Possession Remarks: 60 Days/Tba | | |
| Status Cert: Y | Bldg Name: Liberty Lofts | | PIN#: |
| Kitchens: 1 | Pets Perm: Restrict | Balcony: Jlte | |
| Fam Rm: N | Locker: Owned | Ens Lndry: Y | |
| Basement: None | Maint: \$629.94 | Lndy Lev: Main | |
| Fireplace/Stv: N | A/C: Central Air | Exterior: Brick / Concrete | |
| Heat: Heat Pump / Gas | Central Vac: N | Gar/Gar Spcs: None / 0.0 | |
| Apx Age: | UFFI: No | Park/Drive: None | |
| Apx Sqft: 600-699 | Elev/Lift: Y Retirement: | Park Type: None | |
| Sqft Source: 694 Sqft Mpac | Taxes Incl: N Water Incl: Y | Park/Drv Spcs: 0 | |
| Exposure: Nw | Heat Incl: Y Hydro Incl: Y | Tot Prk Spcs: 0.0 | |
| Assessment: | Cable TV Incl: N CAC Incl: Y | Park \$/Mo: | |
| Spec Desig: Unknown | Bldg Ins Incl: Y Prkg Incl: N | Prk Lvl/Unit: | |
| Phys Hdp-Eqp: | Com Elem Incl: Y | Bldg Amen: Security System | |
| | Cert Level: | Prop Feat: Arts Centre, Clear View, Hospital, Park, Place Of Worship, Public Transit | |
| | Energy Cert: | | |
| | GreenPIS: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---------|-------|-------------|------------|---------------------|-----------------|-------------------|
| 1 | Living | Flat | 16.14 | x 11.15 | Open Concept | Picture Window | Combined W/Dining |
| 2 | Dining | Flat | 16.14 | x 11.15 | Open Concept | Laminate | Combined W/Living |
| 3 | Kitchen | Flat | 16.33 | x 8.00 | Centre Island | B/I Appliances | Juliette Balcony |
| 4 | Master | Flat | 8.59 | x 9.91 | California Shutters | Mirrored Closet | Closet Organizers |
| 5 | Foyer | Flat | 26.17 | x 4.66 | Laminate | Closet | Beamed |

Client Remks: Have You Been Looking For Loft In All The Wrong Places? Well Look No Further Than This Stunning Corner Unit At The Coveted Liberty Lofts At Adelaide & Sherbourne! This One Checks All The Boxes! Boutique Building? Only 46 Units - Check! Need A Pet-Friendly Building For Your Furry Friend? Check! Want Tons Of Character? Soaring Ceilings, Original Wooden Posts & Beams, Huge Windows - Check Check Check! Owing Your Perfect Loft Isn't Too Lofty A Goal Anymore!

Extras: With An Open Concept Kitchen Perfect For Cooking & Entertaining, A Living Room With Plenty Of Space For Your Perfect Little W F H Nook, And Built-In Closet Organizers, This 694Sqft Spacious Home Will Make You Fall In Loft All Over Again!

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