

	383 Sorauren Ave 308	List: \$549,000 For: Sale
	Toronto Ontario M6R2G5 Toronto W01 Roncesvalles Toronto 119-14-R SPIS: N Taxes: \$1,972.54 / 2018 DOM: 0	
	Condo Apt #Shares%: Loft Locker#: Corp#: tsc / 2557 Locker Lev Unit: Unit#: 08 Locker Unit#: Level: 3	Rms: 5 Bedrooms: 1 Washrooms: 1 1x3xMain

Zoning:
Prop Mgmt: Icon Property Management
Dir/Cross St: Dundas/Sorauren

MLS#: W4289359	Possession: Jan/2019	PIN#:
Status Cert: Y	Bldg Name: 383 Sorauren	
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 638Sqft/Builder's Plans Exposure: N Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$377.34 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: Brick 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: Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.64	x 13.97	Combined W/Dining Hardwood Floor W/O To Balcony
2	Dining	Main	13.64	x 13.97	Combined W/Living Heated Floor Window Flr To Ceil
3	Kitchen	Main	13.64	x 13.97	Combined W/Dining Modern Kitchen Centre Island
4	Br	Main	10.33	x 10.17	Semi Ensuite Hardwood Floor Side Door
5	Office	Main	7.74	x 8.07	Closet Pot Lights Open Concept

Client Remks: Stylish And Functional One Bedroom + Office Loft In A Sought-After Boutique Building Located On One Of The Prettiest Streets In Roncesvalles! Fantastic Layout With Open Concept Living/Dining & A B/I Dining Table And W/O To Private Balcony. Tons Of Storage Throughout, Including Oversized Wall-To-Wall Closets + Additional Versatile Storage Room. Contemporary Kitchen With High-End Integrated Appliances, B/I Centre Island & Modern Industrial S/S Sink.

Extras: Stunning Spa-Like Bathroom W/ Custom Glass Shower Enclosures And Stylish Vanity. Well Managed Boutique Building With State-Of-The-Art Amenities. Steps To Great Restaurants/Shops On Roncesvalles, Sorauren Park, Ttc Just Mins Away!

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