

	412 Jarvis St 406	List: \$499,000 For: Sale
	Toronto Ontario M4Y2G6 Toronto C08 Church-Yonge Corridor Toronto 120-20-R SPIS: N Taxes: \$1,814.70 / 2021 DOM: 1	
	Condo Apt #Shares%: Apartment Locker#: Corp#: TSCP / 1527 Locker Lev Unit: Unit#: 4 Locker Unit#: 1x4xFlat Level: 4	Rms: 4 Bedrooms: 1 Washrooms: 1
Zoning: Prop Mgmt: Zoran Properties Dir/Cross St: Church And Wellesley		

MLS#: C5276373		Possession Remarks: Tba	
Status Cert: Y		Bldg Name: Windsor Loft	
		PIN#:	
Kitchens:	1	Pets Perm:	Restrict
Fam Rm:	N	Locker:	None
Basement:	None	Maint:	\$292.33
Fireplace/Stv:	N	A/C:	Central Air
Heat:	Forced Air / Gas	Central Vac:	N
Apx Age:		UFFI:	
Apx Sqft:	600-699	Elev/Lift:	Y Retirement:
Sqft Source:	687 Sqft. - Mpac	Taxes Incl:	N Water Incl: Y
Exposure:	Sw	Heat Incl:	N Hydro Incl: N
Assessment:		Cable TV Incl:	N CAC Incl: N
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: N
Phys Hdp-Eqp:		Com Elem Incl:	Y
		Cert Level:	
		Energy Cert:	
		GreenPIS:	
		Balcony:	Open
		Ens Lndry:	Y
		Lndy Lev:	Main
		Exterior:	Brick
		Gar/Gar Spcs:	Surface / 0.0
		Park/Drive:	Surface
		Park Type:	None
		Park/Drv Spcs:	0
		Tot Prk Spcs:	0.0
		Park \$/Mo:	
		Prk Lvl/Unit:	
		Bldg Amen:	
		Prop Feat:	Hospital, Library, Park, Public Transit, Rec Centre, School

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.07	x 10.43	Laminate	Window	Brick Fireplace
2	Dining	Flat	12.07	x 10.43	Laminate	Window	Wood Trim
3	Kitchen	Flat	9.09	x 10.59	Hardwood Floor	Window	W/O To Balcony
4	Br	Flat	10.99	x 10.59	Hardwood Floor	Closet	Window
5	Foyer	Main	9.15	x 4.92	Tile Floor	Ensuite Bath	Closet

Client Remks: Are You Looking For Love? Real Love? Ridiculous, Inconvenient, Consuming, Can't-Live-Without-Each-Other Love? Well Look No Further Than This Beautiful New York-Style Walk-Up At 412 Jarvis! Carrie Bradshaw Would Be Jealous! Step Into The Spacious Tiled Foyer That Leads To An Open Concept Living And Dining Room With Charming Windows, High Ceilings, And Lots Of Room To Type Up That Next Relationship Column Or Invite The Girls Over For Cosmos And A Fashion Show.

Extras: Next To The Large Bedroom W/ Tons Of Natural Light Is A Well Laid-Out Kitchen W/ A Gas Range & Plenty Of Counter Space, Which Then Leads To A Quaint Balcony Perfect For Staring Off Into The Distance While Pondering About Aidan Or Mr. Big.

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