

	41 Sudbury St 4103		List: \$649,000 For: Sale
	Toronto Ontario M6J3S7		
	Toronto C01 Niagara Toronto 119-15-S		
SPIS: N		Taxes: \$2,526.14 / 2018	DOM: 1
Condo Townhouse	#Shares%:	Rms: 6	
Stacked Townhse	Locker#:	Bedrooms: 3	
Corp#: mtcc / 1286	Locker Lev Unit:	Washrooms: 1	
Unit#: 08	Locker Unit#:	1x4xMain	
	Level: 2		
Zoning:			
Prop Mgmt: Goldview Property Management Ltd			
Dir/Cross St: Queen And Dovercourt			

MLS#: C4416080		Possession Remarks: June/2019	
Status Cert: Y	Bldg Name:	PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$410.11	Lndy Lev:	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick	
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Surface / 1.0	
Apx Age: 6-15	UFFI: No	Park/Drive: Surface	
Apx Sqft: 800-899	Elev/Lift:	Park Type: Owned	
Sqft Source: Mpac	Taxes Incl: N	Park/Drv Spcs: 1	
Exposure: N	Heat Incl: Y	Tot Prk Spcs: 1.0	
Assessment:	Cable TV Incl: N	Pk Spot#: 86	
Spec Desig: Unknown	Bldg Ins Incl: Y	Park \$/Mo:	
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lvl/Unit:	
	Cert Level:	Bldg Amen:	
	Energy Cert:		
	GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.83	x 13.64	Combined W/Dining	Laminate	W/O To Balcony
2	Dining	Main	20.83	x 13.64	Combined W/Living	Laminate	Open Concept
3	Kitchen	Main	6.89	x 6.89	Open Concept	B/I Appliances	Pot Lights
4	Master	Main	10.17	x 9.51	Broadloom	Closet	Window
5	2nd Br	Main	9.64	x 9.15	Broadloom	Closet	Window
6	3rd Br	Main	8.43	x 8.20	Broadloom	Closet	Window

Client Remks: You Really Can Have It All! Smack Dab In The Middle Of Queen West And King West, This Spacious 3Br Town Is Perfect For Families, Couples, Or Singles Looking To Be In The Centre Of The Action! Fantastic Restaurants + Shops Along With Transit At Your Doorstep. The Perfect Single Level Floor-Plan With No Wasted Space. No Stairs Means You Are Not Paying For All The Wasted Sqft! The Open Concept Living/Dining W/ Walkout To Balcony Keeps It Bright All Year Round.

Extras: Why Live In A High-Rise When You Can Own This Affordable And Spacious Townhouse That Feels Like Living In A House? Low Maintenance Fee Includes Utilities And Owned Parking!

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