

	<b>56 Annie Craig Dr 803</b>		<b>List: \$674,900 For: Sale</b>
	Toronto Ontario M8V0C5 Toronto W06 Mimico Toronto 119-10-T		
	SPIS: N	Taxes: \$2,437.94 / 2022	DOM: 0
Condo Apt	Apartment	Rms: 5	
Corp#: TSCC / 2590	#Shares%:	Bedrooms: 1 + 1	
Unit#: 3	Locker#:	Washrooms: 1	
	Locker Lev Unit: D	1x4xMain	
	Locker Unit#: 136		
	Level: 8		
Zoning: Prop Mgmt: Crossbridge Dir/Cross St: Lake Shore/Park Lawn			

MLS#: W5488816 Possession Remarks: 90-120/Tba		Status Cert: Y Bldg Name:		PIN#:
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open	<b>Ens Lndry:</b> Y	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ensd Lev:</b> Main	<b>Exterior:</b> Concrete	
<b>Basement:</b> None	<b>Maint:</b> \$467.37	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0	<b>Park/Drive:</b> Undergrnd	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Park/Type:</b> Owned	<b>Park/Drv Spcs:</b> 1	
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Tot Prk Spcs:</b> 1.0	<b>Pk Spot#:</b> 087	
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Prk Lvl/Unit:</b> E/87	<b>Bldg Amen:</b> Concierge, Exercise Room, Games Room, Gym, Lap Pool, Party/Meeting Room	
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>			
<b>Sqft Source:</b> 670 Sqft. + 95 Balcony -	<b>Taxes Incl:</b> N	<b>Water Incl:</b> Y		
Floorplan	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b> N		
<b>Exposure:</b> Se	<b>Cable TV Incl:</b> N	<b>CAC Incl:</b> Y		
<b>Assessment:</b>	<b>Bldg Ins Incl:</b> Y	<b>Prkg Incl:</b> Y		
<b>Spec Desig:</b> Unknown	<b>Com Elem Incl:</b> Y			
<b>Phys Hdp-Eqp:</b>	<b>Cert Level:</b>			
	<b>Energy Cert:</b>			
	<b>GreenPIS:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.00	x 14.17	Laminate	W/O To Balcony	Se View
2	Dining	Flat	10.00	x 10.07	Laminate	Open Concept	Combined W/Kitchen
3	Kitchen	Flat	10.00	x 10.07	Laminate	Stainless Steel Appl	B/I Appliances
4	Prim Bdrm	Flat	10.07	x 10.33	Laminate	W/O To Balcony	W/I Closet
5	Den	Flat	7.25	x 5.90	Laminate	Separate Rm	Sliding Doors

**Client Remks:** Down By The Bay, Where The Investments Grow, To Your New Home, You'll Love To Go! Welcome To This Unbelievable Unit At The Prestigious Lago Condos. Step Into This Oversized 1+Den Unit Complete With An Eat-In Kitchen Outfitted With Tons Of Storage & Lots Of Space To Host Family And Friends. The Living Room Overlooks The Lake, Making The Perfect Setting For Catching The Dazzling Sunrise Or Nights Spent Reading Or Binging Netflix. The Primary Bedroom Boasts A

**Extras:** Walk-In Closet And Balcony Access, And The Den Makes A Perfect Office Or Nursery. Steps Away From Parks, Trails, Restaurants, And All The Amenities Your Heart Desires. Did You Ever See A Place, As Magnificent As This? Down By The Bay!

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