Prepared by: M CHRISTINE HOANG, Administrator
ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

Printed on 01/05/2021 10:30:14 AM

580 Christie St 514 **List: $575,000 For: Sale**
Toronto Ontario M6G3E3
Toronto C02 Wychwood Toronto 114-16-N
SPIS: N **Taxes:** $0.00 / 2020 **DOM:** 1

Co-Ownership Apt Apartment
Corp#: TCRI / 580
Unit#: 514
#Shares%: .69193
Locker#: 7-85
Locker Lev Unit:
Locker Unit#: 85
Level: 5
Rms: 5
Bedrooms: 2
Washrooms: 1
1x3xMain

Zoning:
Prop Mgmt: Comfort Property Management Inc. 416-654-2538
Dir/Cross St: St. Clair &. Christie

MLS#: C5074302 **Possession Remarks:** 60/Tbd
Status Cert: Y **Bldg Name:** 580 Christie Street Coownership Inc. **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict			**Balcony:**	Open
Fam Rm:	N	**Locker:**	Exclusive			**Ens Lndry:**	N
Basement:	None	**Maint:**	$960.34			**Lndy Lev:**	Lower
Fireplace/Stv:	N	**A/C:**	None			**Exterior:**	Brick / Concrete
Heat:	Radiant / Gas	**Central Vac:**	N			**Gar/Gar Spcs:**	None / 0.0
Apx Age:		**UFFI:**	No			**Park/Drive:**	Surface
Apx Sqft:	800-899	**Elev/Lift:**	Y	**Retirement:**	N	**Park Type:**	Exclusive
Sqft Source:	Floorplan	**Taxes Incl:**	Y	**Water Incl:**	Y	**Park/Drv Spcs:**	1
Exposure:	N	**Heat Incl:**	Y	**Hydro Incl:**	N	**Tot Prk Spcs:**	1.0
Assessment:		**Cable TV Incl:**	Y	**CAC Incl:**	N	**Pk Spot#:**	7
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y	**Prkg Incl:**	Y	**Park $/Mo:**	
Phys Hdp-Eqp:		**Com Elem Incl:**	Y			**Prk Lvl/Unit:**	
		Cert Level:				**Bldg Amen:**	Bike Storage, Bus Ctr (Wifi Bldg), Party/Meeting Room, Sauna, Security System
		Energy Cert:					
		GreenPIS:				**Prop Feat:**	Arts Centre, Clear View, Library, Park, Public Transit, Rec Centre

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	9.87	x 9.15	Renovated	Open Concept	Breakfast Bar
2	Living	Flat	18.04	x 12.66	W/O To Balcony	Combined W/Dining	Laminate
3	Dining	Flat	18.04	x 12.66	Combined W/Living	Picture Window	North View
4	Master	Flat	10.92	x 12.79	Double Closet	Picture Window	Laminate
5	2nd Br	Flat	13.48	x 10.50	W/I Closet	Picture Window	Laminate

Client Remks: Charmer On Christie! This Fab Co-Ownership Opportunity Is Located In The Heart Of Hillcrest Village & Across From The Famous Wychwood Barns Known For Wknd Artisans & Farmers Markets. Extra Wide Floorplan F.T.W. Incredible Sun-Drenched Wall-To-Wall Windows With Luscious Mature Treetop Views. Renovated Unit With A Functional Stylish Open Concept Kitchen & Oversized Breakfast Bar! Desirable Split Floorplan Layout And A Renovated Bath W/ Walk-In Shower.

Extras: Maintenance Fees Include Property Taxes, High Speed Internet, Vip Cable Tv Package, Parking & Locker. Only Thing You Pay Is Hydro. Already Roughed-In For Ensuite Laundry. Co-Ownership Is An Affordable Option To Get Into The Housing Market!

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

Toronto Regional Real Estate Board (TRREB) assumes no responsibility for the accuracy of any information shown. Copyright TRREB 2021