

	<p>61 Heintzman St 919 List: \$549,900 For: Sale</p> <p>Toronto Ontario M6P5A2 Toronto W02 Junction Area Toronto 114-13-N SPIS: N Taxes: \$1,810.50 / 2019 DOM: 0</p>														
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;">Condo Apt</td> <td style="width:33%;">#Shares%:</td> <td style="width:33%;">Rms: 4</td> </tr> <tr> <td>Apartment</td> <td>Locker#:</td> <td>Bedrooms: 1 + 1</td> </tr> <tr> <td>Corp#: TSCC / 2136</td> <td>Locker Lev Unit:</td> <td>Washrooms: 1</td> </tr> <tr> <td>Unit#: 19</td> <td>Locker Unit#:</td> <td>1x4xMain</td> </tr> <tr> <td></td> <td>Level: 09</td> <td></td> </tr> </table> <p>Zoning: Prop Mgmt: Crossbridge Dir/Cross St: Keele & Dundas</p>	Condo Apt	#Shares%:	Rms: 4	Apartment	Locker#:	Bedrooms: 1 + 1	Corp#: TSCC / 2136	Locker Lev Unit:	Washrooms: 1	Unit#: 19	Locker Unit#:	1x4xMain		Level: 09
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MLS#: W4793969		Possession Remarks: 30/60/Tba	
Status Cert: Y	Bldg Name:	PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$309.72	Lndy Lev:	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick	
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 0.0	
Apx Age:	UFFI:	Park/Drive: None	
Apx Sqft: 600-699	Elev/Lift:	Park Type: None	
Sqft Source: 670 Per Mpac	Taxes Incl: N	Park/Drv Spcs: 0	
Exposure: S	Water Incl: Y	Tot Prk Spcs: 0.0	
Assessment:	Heat Incl: Y	Park \$/Mo:	
Spec Desig: Unknown	Hydro Incl: N	Prk Lvl/Unit:	
Phys Hdp-Eqp:	Cable TV Incl: N	Bldg Amen:	
	CAC Incl: N		
	Bldg Ins Incl: Y		
	Prkg Incl: N		
	Com Elem Incl: Y		
	Cert Level:		
	Energy Cert:		
	GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.89	x 12.27	Open Concept	Hardwood Floor	W/O To Balcony
2	Kitchen	Main	8.99	x 7.28	Separate Rm	B/I Appliances	Open Concept
3	Dining	Main	20.89	x 12.27	South View	Hardwood Floor	Combined W/Living
4	Br	Main	10.99	x 8.99	South View	Hardwood Floor	Closet
5	Den	Ground	7.97	x 6.79	Hardwood Floor	Separate Rm	Open Concept

Client Remks: Style & Function! This One Has It All! The Perfect 1+ Den Ultra-Wide F/P W/ No Wasted Space! Stylishly Designed & Tastefully Upgraded To Include Hardwood Floors, Wainscoting And A Locally Sourced Designer Wall-Mural. This Perfect 670 Sqft. Layout Boasts A Functional Open Concept Family-Sized Kitchen, A Spacious, Bright & Open South-Facing Living/Dining Room W/ An Abundance Of Natural Sunlight Overlooking The Historic Junction & High Park Neighbourhoods.

Extras: And Expansive Forever Views Of Our Sprawling Skyline! The Open Concept Den Is A Great Versatile Space That Can Be Enclosed For Added Privacy Or Used As A Guest/Spare Room. Summer Entertaining Is A Cinch W/ Your Own Private Outdoor Oasis!

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