

	760 Lawrence Ave W 84		List: \$549,900 For: Sale
	Toronto Ontario M6A3E7 Toronto W04 Yorkdale-Glen Park Toronto 108-16-J SPIS: N Taxes: \$2,227.45 / 2018 DOM: 2		
Condo Townhouse		#Shares%: 0	Rms: 6 + 1
3-Storey		Locker#: 362	Bedrooms: 2 + 1
Corp#: TSCC / 1513		Locker Lev Unit: A	Washrooms: 3
Unit#: 39		Locker Unit#: 362	2x4x2nd, 1x2xMain
		Level: 3	
Zoning:			
Prop Mgmt: Wilson Blanchard 416-642-2807			
Dir/Cross St: Dufferin			

MLS#: W4236749	Possession: 90/Tba		
Status Cert: N	Bldg Name:		PIN#:
Kitchens: 1	Pets Perm: Restrict	Balcony: Terr	
Fam Rm: Y	Locker: Owned	Ens Lndry: Y	
Basement: None	Maint: \$461.36	Lndy Lev: Upper	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Vinyl Siding	
Heat: Forced Air / Other	Central Vac: N	Gar/Gar Spcs: Undergrnd / 2.0	
Apx Age:	UFFI:	Park/Drive: Undergrnd	
Apx Sqft: 1000-1199	Elev/Lift: Retirement:	Park Type: Exclusive / Exclusive	
Sqft Source: Mpac	Taxes Incl: N Water Incl: Y	Park/Drv Spcs: 2	
Exposure: N	Heat Incl: N Hydro Incl: N	Tot Prk Spcs: 2.0	
Assessment:	Cable TV Incl: N CAC Incl: N	Pk Spot#: 182	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Pk Spot#: 283	
Phys Hdp-Eqp:	Com Elem Incl: Y	Park \$/Mo:	
	Cert Level:	Prk Lvl/Unit: A182 / A283	
	Energy Cert:	Bldg Amen:	
	GreenPIS:	Prop Feat: Clear View, Hospital, Library, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.06	x 9.68	Laminate	Bay Window	Combined W/Dining
2	Dining	Main	17.06	x 9.68	Laminate	Breakfast Bar	Combined W/Living
3	Kitchen	Main	9.02	x 8.36	Ceramic Floor	B/I Appliances	Breakfast Bar
4	Den	Main	10.66	x 7.61	Laminate	Separate Rm	Window
5	Master	2nd	16.56	x 9.25	Ensuite Bath	Double Closet	Laminate
6	2nd Br	2nd	9.02	x 9.25	Window	Double Closet	Laminate

Client Remks: Spectacular Bright 2 Bedroom & Den, 3 Bath Executive Townhouse Complete W/ 2 Parking Spots + Locker. Won't Last At This Price. Desirable Open Concept Main Living/Dining & Family Sized Kitchen W/ A Breakfast Bar. A Separate Den On The Main Flr That Can Double As A 3rd Bdrm. Convenient Main Flr Powder Room. Stunning Rooftop Terrace Awaits For Summer Parties And Bbqs. Oversized Master Bdrm With 2 Double Closets And Ensuite Bath.

Extras: Include Fridge, Stove, Range Hood, Bosch Dishwasher, Front Loading Washer/Dryer, All Elfs, Bbq And All Window Coverings, Furnace/Hwt Rental \$60/Month. Walking Distance To Lots Of Amenities And Subway And Just Mins To Hwys And Downtown!

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