

	<b>76 Shuter St 1103</b> Toronto Ontario M5B1B4 Toronto C08 Church-Yonge Corridor Toronto 120-21-S <b>SPIS: N</b> <b>Taxes: \$2,358.51 / 2022</b> <b>DOM: 0</b>
	Condo Apt                      Apartment <b>Rms: 5</b> <b>Corp#: TSCC / 1884</b> <b>#Shares%:</b> <b>Bedrooms: 1 + 1</b> <b>Unit#: 3</b> <b>Locker#:</b> <b>Washrooms: 1</b> <b>Locker Lev Unit:</b> 1x4xMain <b>Locker Unit#:</b> <b>Level: 11</b>
	<b>Zoning:</b> <b>Prop Mgmt: Shelter Canadian Properties Ltd.</b> <b>Dir/Cross St: East Of Church St</b>

<b>MLS#: C5495468</b>		<b>Possession Remarks: Tba</b>	
<b>Status Cert: Y</b>		<b>Bldg Name:</b>	
<b>PIN#:</b>			
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict
<b>Fam Rm:</b>	N	<b>Locker:</b>	None
<b>Basement:</b>	None	<b>Maint:</b>	\$756.75
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	
<b>Apx Age:</b>	11-15	<b>UFFI:</b>	
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>	<b>Retirement:</b>
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>	N <b>Water Incl:</b> Y
<b>Exposure:</b>	Ne	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b> Y
<b>Assessment:</b>		<b>Cable TV Incl:</b>	N <b>CAC Incl:</b> Y
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y
<b>Phys Hdp-Eqp:</b>		<b>Com Elem Incl:</b>	Y
		<b>Cert Level:</b>	
		<b>Energy Cert:</b>	
		<b>GreenPIS:</b>	
		<b>Balcony:</b>	Open
		<b>Ens Lndry:</b>	Y
		<b>Lndy Lev:</b>	Main
		<b>Exterior:</b>	Brick
		<b>Gar/Gar Spcs:</b>	Undergrnd / 1.0
		<b>Park/Drive:</b>	Undergrnd
		<b>Park Type:</b>	Owned
		<b>Park/Drv Spcs:</b>	1
		<b>Tot Prk Spcs:</b>	1.0
		<b>Pk Spot#:</b>	P2-3
		<b>Park \$/Mo:</b>	
		<b>Prk Lvl/Unit:</b>	Lev B, Unit 3
		<b>Bldg Amen:</b>	Concierge, Exercise Room, Party/Meeting Room, Sauna, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	10.66	x 13.84	Laminate                      W/O To Balcony                      Large Window
2	Dining	Flat	9.15	x 8.23	Laminate                      W/O To Balcony                      Open Concept
3	Kitchen	Flat	10.00	x 8.23	Laminate                      Quartz Counter                      Stainless Steel Appl
4	Prim Bdrm	Flat	9.58	x 10.33	Laminate                      Large Closet                      Window
5	Den	Flat	6.17	x 10.17	Laminate                      Window                      Separate Rm

**Client Remks:** You Won't Find Any Corners Cut In This Spectacular Corner Unit Condo! Overlooking Beautiful Open Greenspace, Yet Nestled Smack Dab In The Middle Of Downtown Toronto, This Condo Has It All! An Impressive Foyer Leads To A Beautiful Open Concept Living Room Complete W/ Two Walls Of Massive Windows Letting In Tons Of Natural Light. The Modern Kitchen W/ Stainless Steel Appliances & Quartz Countertops Offers Plenty Of Space To Cook & Serve Up Your Favourite Meal.

**Extras:** The Dining Room Is Perfect For Hosting Dinner Parties Or A Quiet Date Night In, The Primary Bedroom Means A Great Night's Sleep Is Guaranteed, & The Separate Den Makes A Great Office Or Lounge. Toss In A Balcony & Parking, & You're Gold!

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