

	201 Carlaw Ave 615 Toronto Ontario M4M2S3 Toronto E01 South Riverdale Toronto 120-23-S SPIS: N Taxes: \$2,459.41 / 2018	List: \$549,000 For: Sale DOM: 1
	Condo Apt #Shares%: Rms: 4 Loft Locker#: B59 Bedrooms: 1 Corp#: TSCC / 2073 Locker Lev Unit: B Washrooms: 1 Unit#: 15 Locker Unit#: 69 1x4xMain Level: 6	
	Zoning: Prop Mgmt: 360 Community Management Ltd Dir/Cross St: Carlaw & Dundas	

MLS#: E4363320 Possession: 60 Days /Tba		Status Cert: Y Bldg Name:		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open			
Fam Rm: N	Locker: Owned	Ens Lndry: Y			
Basement: None	Maint: \$438.75	Lndy Lev: Main			
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick			
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 1.0			
Apx Age:	UFFI:	Park/Drive: Undergrnd			
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned			
Sqft Source: 651 As Per Builder's Plans	Taxes Incl: N Water Incl: Y	Park/Drv Spcs: 1			
Exposure: N	Heat Incl: N Hydro Incl: N	Tot Prk Spcs: 1.0			
Assessment:	Cable TV Incl: N CAC Incl: N	Pk Spot#: P1/8			
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:			
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lvl/Unit: A/28			
	Cert Level:	Bldg Amen: Bbqs Allowed			
	Energy Cert:				
	GreenPIS:				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 15.65	W/O To Balcony	Concrete Floor	Combined W/Dining
2	Dining	Main	12.14	x 15.65	Combined W/Dining	Concrete Floor	Open Concept
3	Kitchen	Main	8.40	x 12.14	Stainless Steel Appl	Centre Island	Modern Kitchen
4	Br	Main	11.81	x 9.84	Double Closet	Sliding Doors	Concrete Floor

Client Remks: Looking For Some Authenticity? You've Found It In This Spectacular Unit At The Printing Factory Lofts, Circa 1913! This Sweet 1 Bdrm Loft Boasts Soaring 10 Ft Ceilings, Upgraded Polished Concrete Flrs, And Enhanced Kitchen With An Oversized Island That Will Be The Focal Point Of All Your Social Gatherings. Summer Entertaining Will Be A Cinch W/ Your Private Large Balcony Complete With Gas Hook Up For Bbq. Underground Parking + Locker Included!

Extras: Inviting Lrg Bdrm With Frosted Glass Sliding Doors And Spacious Double Closet W/ Custom Organizers. Located In The Heart Of Bustling Leslieville, With Amazing Restaurants, Shops And Cafes Right At Your Door Step & Just Mins To Downtown!

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