

	<b>70 High Park Ave 301</b>		<b>List: \$629,000 For: Sale 1</b>
	<b>Toronto Ontario M6P1A1</b>		
	Toronto W02 High Park North Toronto 114-12-Q		
	Taxes: \$2,357.11 / 2022	Last Status: New	
SPIS: N	DOM: 1		
Condo Apt	Apartment	Rms: 4	
Level: 3	#Shares%:	Bedrooms: 1	
Unit#: 01	Locker#: 168	Washrooms: 1	
Corp#: MTCC / 1676	Locker Level: B	1x4xMain	
Zoning:	Locker Unit#: 261		
Dir/Cross St: Bloor/High Park			
Prop Mgmt: Brookfield Residential Service Inc			

MLS#: W5677947 Sellers: Micheline Marchildon Contact After Exp: N  
 Holdover: 90 Possession Remarks: 30/60/Tba Occup: Vacant  
 Status Cert: Y  
 Bldg Name: PIN#: ARN#: 190401325005909

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$505.48	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	Concrete
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b> Retirement:	<b>Park/Drive:</b> Undergrnd
<b>Sqft Source:</b> 556 As Per Builder's Plans	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park Type:</b> Owned
<b>Exposure:</b> N	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Park/Drv Spcs:</b> 1
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Tot Pk Spcs:</b> 1.0
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Pk Spot#:</b> P286
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Prop Features:</b> Park, Public Transit	<b>Cert Level:</b> Energy Cert:	<b>Prk Lev/Unit:</b> Lev B/ #80
	<b>GreenPIS:</b>	<b>Bldg Amen:</b> Exercise Room, Games Room, Media Room, Party/Meeting Room, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.76	x 13.94	Hardwood Floor W/O To Balcony Combined W/Br
2	Dining	Main	10.76	x 13.94	Hardwood Floor Open Concept Combined W/Living
3	Kitchen	Main	7.77	x 7.71	Ceramic Floor Eat-In Kitchen Window
4	Br	Main	9.74	x 13.58	Broadloom Double Closet Window

**Client Remks:** Find Your Spark In High Park! Come Live In Your Very Own 1-Bedroom Condo In One Of The City's Very Best Neighbourhoods - High Park North! Mere Steps Away From Toronto's Most Famous Public Park, High Park, 70 High Park Ave. Is A Dream-Come-True For First-Time Home Buyers, Investors, & Downsizers Alike. When You're Finished Spending A Sunny Day At The High Park Zoo Or Strolling Along Grenadier Pond, Step Right Up To This Beautiful Condo Which Is A Perfect Mixture Of Old And New. Originally Built As A Church In 1928, The Original Brick Fa?ade & Art-Deco Entrance Hall Remain Intact, While The Modern-Day Building Soars Above. Sitting Just A Few Floors Above All The Greenery, Unit 301 Has Everything You're Looking For. A Proper Foyer Leads Into The Spacious Living Room With Huge Windows & A Walkout To A Oversized Balcony. The Bright & Airy Kitchen Has Full Sized Appliances Plus Room For A Dining Table. The Bedroom Features Ample Closet Space & Natural Light Galore Thanks To The Huge Window.

**Extras:** En-Suite Laundry, A Locker, & Parking Round Off This Magnificent Unit. Not That You'll Need To Use Your Car With High Park Station On Subway Line 2 Barely A 5-Minute Walk Away. And Don't Forget About All The Shops And Restaurants On Bloor!

**Brkage Remks:** Easy To Show, Offers Anytime With Min 24 Hours Irrevocable. Status Certificate Available. Dishwasher And Range Hood In As-Is Condition.

**Mortgage Comments:** T.A.C.

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**Contract Date:** 6/28/2022 **Condition:** Ad: N  
**Expiry Date:** 8/28/2022 **Cond Expiry:** Escape:  
**Last Update:** 6/28/2022 **CB Comm:** 2.5% + Hst **Original:** \$629,000