

	<p>7 Concorde PI 1907 List: \$689,900 For: Sale 1</p> <p>Toronto Ontario M3C3N4</p> <p>Toronto C13 Banbury-Don Mills Toronto 110-26-K</p> <p>Taxes: \$2,199.13 / 2022 Last Status: New</p> <p>SPIS: N DOM: 1</p>															
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;">Condo Apt</td> <td style="width:33%;">Apartment</td> <td style="width:33%;">Rms: 6</td> </tr> <tr> <td>Level: 19</td> <td>#Shares%:</td> <td>Bedrooms: 2 + 1</td> </tr> <tr> <td>Unit#: 7</td> <td>Locker#:</td> <td>Washrooms: 2</td> </tr> <tr> <td>Corp#: MTCC / 1012</td> <td>Locker Level:</td> <td>2x4xMain</td> </tr> <tr> <td>Zoning:</td> <td>Locker Unit#:</td> <td></td> </tr> </table>	Condo Apt	Apartment	Rms: 6	Level: 19	#Shares%:	Bedrooms: 2 + 1	Unit#: 7	Locker#:	Washrooms: 2	Corp#: MTCC / 1012	Locker Level:	2x4xMain	Zoning:	Locker Unit#:	
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<p>Dir/Cross St: Dvp And Wynford</p> <p>Prop Mgmt: Crossbridge Condominium Services Ltd.</p>																

MLS#: C5685925 Sellers: Verna Joan Gibson Contact After Exp: N

Holdover: 90 Possession Remarks: 30/60/Tba Occup: Vacant

Status Cert: Y

Bldg Name: PIN#: ARN#: 190810105041085

<p>Kitchens: 1</p> <p>Fam Rm: N</p> <p>Basement: None</p> <p>Fireplace/Stv: N</p> <p>Heat: Forced Air / Gas</p> <p>Apx Age:</p> <p>Apx Sqft: 1000-1199</p> <p>Sqft Source: Floorplan</p> <p>Exposure: Sw</p> <p>Assessment:</p> <p>Spec Desig: Unknown</p> <p>Phys Hdp-Eqp:</p>	<p>Pets Perm: Restrict</p> <p>Locker: Ensuite</p> <p>Maint: \$832.74</p> <p>A/C: Central Air</p> <p>Central Vac:</p> <p>UFFI:</p> <p>Elev/Lift: Retirement:</p> <p>Taxes Incl: N Water Incl: Y</p> <p>Heat Incl: Y Hydro Incl: N</p> <p>Cable TV Incl: N CAC Incl: Y</p> <p>Bldg Ins Incl: Y Prkg Incl: Y</p> <p>Com Elem Incl: Y</p> <p>Cert Level: Energy Cert:</p> <p>GreenPIS:</p>	<p>Balcony: Encl</p> <p>Ens Lndry: Y</p> <p>Lndy Lev:</p> <p>Exterior: Concrete</p> <p>Gar/Gar Spcs: Undergrnd / 1.0</p> <p>Park/Drive: Undergrnd</p> <p>Park Type: Exclusive</p> <p>Park/Drv Spcs: 1</p> <p>Tot Pk Spcs: 1.0</p> <p>Pk Spot#: 2D90</p> <p>Park \$/Mo:</p> <p>Prk Lev/Unit: 2D 090</p> <p>Bldg Amen: Concierge, Gym, Indoor Pool, Recreation Room, Tennis Court, Visitor Parking</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.10	x 11.35	Laminate	Open Concept	O/Looks Dining
2	Dining	Flat	14.83	x 10.82	Laminate	Open Concept	O/Looks Living
3	Kitchen	Flat	11.12	x 8.36	Stainless Steel Appl	B/I Shelves	O/Looks Dining
4	Prim Bdrm	Flat	10.89	x 19.42	Broadloom	Ensuite Bath	Double Closet
5	2nd Br	Flat	11.38	x 14.66	Broadloom	W/I Closet	Semi Ensuite
6	Den	Flat	8.86	x 8.53	Window	Open Concept	Laminate

Client Remks: Do You Like Nature, Greenspace, And Walking/Cycling Trails, But Also All The Modern Conveniences And Amenities That Toronto Has To Offer? Do You Need Easy Access To The Don Valley Parkway And The 401, But Want To Live In A Quiet, Well-Managed Building Far Away From The Hustle And Bustle Of Busy Downtown? Are You Tired Of The Tiny Floorplans In Brand New Buildings, And Want A Condo With A Floor Plan You And Your Family Can Actually Live In Comfortably? Well, You've Come To The Right Place... 7 Concorde Place! Perched Up On The 19th Floor, Unit 1907 Checks All Of Your Boxes! This Sprawling 1,100+ Sqft. 2-Bedroom, 2-Bathroom Condo Is In Immaculate Condition, So You Can Either Move In And Keep Everything As Is, Or Add Your Own Personal Touch. A Proper Foyer Leads Into The Kitchen With Stainless Steel Appliances And Tons Of Storage And Counter Space. The Open-Concept Living And Dining Rooms Have Lots Of Room For All Your Furniture, Plus Huge Southwest-Facing Windows With Full City Views.

Extras: This Unit Has Two Spacious Bedrooms, Including A Primary Bedroom With An Ensuite. The Bonus Laundry Room Has Plenty Of Storage. Exclusive Parking And Plenty Of Storage, Plus Fantastic Building Amenities And Low Maintenance Fees!

Brkage Remks: Offers Anytime With 24 Hours Irrevocable. Status Certificate Available. Please Email La At Edward@Wgrouprealestate.Ca For Offers Or Questions.

Mortgage Comments: T.A.C.

ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 416-588-8248 Fax: 416-000-0000
 311 Roncesvalles Avenue Toronto M6R2M6
 EDWARD WANG, Broker 416-588-8248
 CHRISTOPHER MICHAEL WANNAMAHER, Salesperson 416-588-8248

Contract Date: 7/06/2022	Condition:	Ad: Y
Expiry Date: 9/20/2022	Cond Expiry:	Escape:
Last Update: 7/06/2022	CB Comm: 2.5% + Hst	Original: \$689,900