

	25 Baseball Pl 710		List: \$799,000 For: Sale
	Toronto Ontario M4M 0E7 Toronto E01 South Riverdale Toronto 120-22-S SPIS: N Taxes: \$2,517.83 / 2022 DOM: 3		
	Condo Apt Corp#: TSCC / 2823 Unit#: 35	Loft #Shares%: Locker#: P236 Locker Lev Unit: B Locker Unit#: 84 Level: 7	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
	Zoning: Prop Mgmt: Crossbridge Condominium Services Dir/Cross St: Queen And Broadview		

MLS#: E5766423 **Possession Remarks: 60/Tba**
Status Cert: N **Bldg Name: Riverside Square** **PIN#: 768230014**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 700-799 Sqft Source: Builder's Plans Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$536.19 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Other Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1.0 Pk Spot#: P2-8 Park \$/Mo: Prk Lvl/Unit: Level B/134 Bldg Amen: Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	24.47	x 10.33	Open Concept Combined W/Living Modern Kitchen
2	Living	Main	24.47	x 10.33	Open Concept Window Flr To Ceil W/O To Balcony
3	Dining	Main	24.47	x 10.33	Open Concept Combined W/Kitchen Vinyl Floor
4	Prim Bdrm	Main	10.50	x 8.99	Vinyl Floor Ensuite Bath Double Closet
5	2nd Br	Main	9.48	x 8.99	Vinyl Floor Closet Window Flr To Ceil

Client Remks: Dream Condo Alert!!! Ready To Live In A Spacious & Well-Laid Out C O R N E R Unit... In A New Building Built By Respected Builders... In One Of The City's Very Best Neighbourhoods?? It Doesn't Get Any Better Than This!! Welcome To This Fabulous Unit At Streetcar's Famous Riverside Square Development - 25 Baseball Place! This 710 Sqft. Unit Features Two Sizable & Bright Bedrooms, Both With Large Windows Letting In Tons Of Natural Light & Roomy Closets For All Your Best Outfits. The Modern Designer Kitchen Features Both Stainless Steel & Integrated Appliances, Plus Plenty Of Room For A Kitchen Island Or Dining Table. Dinner Parties Will Never Be The Same! Two Stylish Bathrooms, Including A Dark & Moody Primary Ensuite, Mean You'll Never Have To Fight For The Mirror When Getting Ready Again. The Living Room Is Large Enough For A Full Seating Vignette & Television, Plus, Along With The Second Bedroom, Walks Out To The Oversized 90Sqft. Balcony Where You Can See The Lake.
Extras: Integrated Fridge, S/S Stove, Microwave, Integrated B/I Dishwasher, All Elf's (Not Belonging To The Tenant), Washer/Dryer, All Window Coverings. You Can Get Downtown In Minutes! Parking, Locker & Ensuite Laundry Round Off This Fab Find!

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