

	<p><b>580 Christie St 906</b> <span style="float: right;"><b>List: \$499,000 For: Sale</b></span></p> <p>Toronto Ontario M6G3E3                  Toronto C02 Wychwood Toronto 114-16-N  <b>SPIS: N</b> <span style="margin-left: 100px;"><b>Taxes: \$0.00 / 2022</b></span> <span style="float: right;"><b>DOM: 2</b></span></p>
	<p>Co-Ownership Apt                      Apartment                      <b>Rms: 4</b>  <b>Corp#: N/A / 0</b>                      <b>#Shares%: .60223</b>                      <b>Bedrooms: 1</b>  <b>Unit#: 06</b>                      <b>Locker#: R-11</b>                      <b>Washrooms: 1</b>  <span style="margin-left: 100px;"><b>Locker Lev Unit: L</b></span>                      <b>1x3xMain</b>  <span style="margin-left: 100px;"><b>Locker Unit#: 120</b></span>  <span style="margin-left: 100px;"><b>Level: 9</b></span></p>
	<p><b>Zoning:</b>  <b>Prop Mgmt: Comfort Property Management 416-654-2538</b>  <b>Dir/Cross St: St. Clair / Christie</b></p>

<b>MLS#: C5762296</b> <b>Possession Remarks: 45/60/Tba</b>		<b>Status Cert: N</b> <b>Bldg Name:</b>		<b>PIN#:</b>
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open		
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> N		
<b>Basement:</b> None	<b>Maint:</b> \$963.49	<b>Lndy Lev:</b> Lower		
<b>Fireplace/Stv:</b> N	<b>A/C:</b> None	<b>Exterior:</b> Brick / Stucco/Plaster		
<b>Heat:</b> Radiant / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Surface / 1.0		
<b>Apx Age:</b> 51-99	<b>UFFI:</b>	<b>Park/Drive:</b> Surface		
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b> Y <b>Retirement:</b> N	<b>Park Type:</b> Exclusive		
<b>Sqft Source:</b> Floorplan	<b>Taxes Incl:</b> Y <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 1		
<b>Exposure:</b> S	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Tot Prk Spcs:</b> 1.0		
<b>Assessment:</b>	<b>Cable TV Incl:</b> Y <b>CAC Incl:</b> N	<b>Pk Spot#:</b> 87		
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>		
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Prk Lvl/Unit:</b> Surface		
	<b>Cert Level:</b>	<b>Bldg Amen:</b> Bike Storage, Bus Ctr (Wifi Bldg), Party/Meeting Room, Security System		
	<b>Energy Cert:</b>	<b>Prop Feat:</b> Arts Centre, Clear View, Hospital, Library, Park, Public Transit		
	<b>GreenPIS:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.58	x 15.65	Wood Floor	Open Concept	Combined W/Dining
2	Dining	Main	17.58	x 15.65	Wood Floor	W/O To Balcony	South View
3	Kitchen	Main	10.30	x 8.53	Modern Kitchen	Breakfast Bar	Open Concept
4	Br	Main	11.32	x 15.32	Wood Floor	Double Closet	South View

**Client Remks:** Charming On Christie! This Completely Renovated Co-Ownership Opportunity Is Located In The Heart Of Hillcrest Village & Across From The Famous Wychwood Barns Known For Weekend Farmers Markets, Plus Is Close To St. Clair W. & Bloor Street. Move Right Into This Gorgeous Unit With \$70K+ Spent On Upgrades - You Won't Have To Lift A Finger! Previously Closed Off, The Brand New Kitchen Has Been Opened Up To Create An Open Concept Chef's Kitchen That Dreams Are Made Of Including New Stainless Steel Appliances, Quartz Countertops, & A Meticulously Done Herringbone Tile Backsplash. The Bathroom Has Been Fully Re-Imagined With Stylish Black Fixtures, A Glass Shower Enclosure, A Rain Shower And Handheld Nozzle, And Attractive White Subway Tile Giving It A Slick Yet Bright Feel. Imagine Getting Ready Here! The Rest Of This Marvelous Unit Features New Pot Lights And Engineered Hardwood Floors! End-To-End Oversized Balcony Showcases Stunning City Views And Provides Tons Of Natural Light.

**Extras:** Maintenance Fees Include Property Taxes, High Speed Internet, V.I.P. Tv Package, Parking & Locker. All You Pay Is Hydro! Interior Electrical Rough-In Done For Ductless Ac System.

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