

	<b>1733 Queen St E 201</b> Toronto Ontario M4L6S9 Toronto E02 The Beaches Toronto 121-25-S SPIS: N                      Taxes: \$2,357.11 / 2022                      DOM: 1 List: <b>\$619,000</b> For: <b>Sale</b>	
	Condo Apt                      Apartment Corp#: TSCC / 1500                      #Shares%: Unit#: 01                      Locker#: 34                      Washrooms: 1 Locker Lev Unit: 1                      1x4xMain Locker Unit#: 34 Level: 2	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain
	Zoning: Prop Mgmt: Mareka Properties (2000) Ltd. 416-255-7300 Dir/Cross St: Queen St E & Woodbine Ave	

MLS#: E5828585                      Possession Remarks: 60/Tba Status Cert: N                      Bldg Name:                      PIN#:		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 630Sqft Per Seller Exposure: E Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$473.58 A/C: Central Air Central Vac: UFFI: Elev/Lift:                      Retirement: Taxes Incl: N                      Water Incl: Y Heat Incl: Y                      Hydro Incl: Y Cable TV Incl: N                      CAC Incl: Y Bldg Ins Incl: Y                      Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1.0 Park \$/Mo: Prk Lvl/Unit: #13, Level B Bldg Amen: Exercise Room, Party/Meeting Room, Security System, Visitor Parking Prop Feat: Beach, Lake/Pond, Marina, Park, Public Transit

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.39	x 10.79	Combined W/Dining                      W/O To Terrace                      Laminate
2	Dining	Main	21.39	x 10.79	Open Concept                      Combined W/Living                      Laminate
3	Prim Bdrm	Main	13.22	x 9.45	W/I Closet                      W/O To Terrace                      Laminate
4	Kitchen	Main	9.18	x 8.36	Breakfast Bar                      Pot Lights                      Modern Kitchen
5	Other	Lower	19.98	x 8.99	East View

**Client Remks:** This One Is For The Beach Bums And Dog Moms, Food Lovers And Long Distance Runners! Welcome To Suite 201 At 1733 Queen St. E., A Special Mid-Rise Boutique Condo In One Of The City's Best Neighbourhoods - The Beach! Mere Steps Away From Woodbine Beach & A Myriad Of Running & Biking Trails, This Building Has Endless Restaurants & Cafes, Plus Lots Of Transit Options At Your Doorstep. Step Inside The Proper Foyer & Find Plenty Of Closet Space & Ensuite Laundry. The Renovated Peninsula Kitchen Features Deep Blue Lower Cabinets, Bright White Upper Cabinets, Stainless Steel Appliances, & A Stylish Veined Tile Backsplash & Countertops. After The Kitchen Find The Open Concept Dining Area With Plenty Of Space For Hosting Dinner Parties, Followed By A Sizable Living Room With More Than Enough Space For A Vignette Of Your Favourite Sofa & Chairs, A Large Tv & Media Setup, Plus A Nook Perfect For Setting Up The Ultimate Work-From-Home Space Overlooking And Walking Out To The Large Terrace Outside.

**Extras:** The Spacious Bedroom Features A Large Walk-In Closet & Another Terrace Walk-Out. Low Maintenance Fees Including All Utilities, Parking, & A Locker Round Off This Beautiful Condo. Think This Is The Right Home For You? Welcome To The Beach!

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