

	<b>80 Sherbourne St 306</b>		<b>List: \$2,250,000 For: Sale</b>
	Toronto Ontario M5A2R1		
	Toronto C08 Moss Park Toronto 120-20-S		
SPIS: N		Taxes: \$5,030.18 / 2022	DOM: 1
Condo Apt	Loft	Rms: 7	
Corp#: MTCC / 1177	#Shares%:	Bedrooms: 2 + 1	
Unit#: 13	Locker#: La48	Washrooms: 2	
	Locker Lev Unit:	1x5xMain, 1x2xMain	
	Locker Unit#:		
	Level: 3		
Zoning:			
Prop Mgmt: Nadlan Harris Property Management Inc.			
Dir/Cross St: Adelaide & Sherbourne			

MLS#: C5834037	Possession Remarks: 30-60/Tba	PIN#:	
Status Cert: Y	Bldg Name: Imperial Lofts		
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr	
<b>Fam Rm:</b> Y	<b>Locker:</b> Ensuite+Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$1,199.76	<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>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0	
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Surface	
<b>Apx Sqft:</b> 2500-2749	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned / Exclusive	
<b>Sqft Source:</b> 2517 Sqft - Professional	<b>Taxes Incl:</b> N	<b>Park/Drv Spcs:</b> 1	
Floor Plan	<b>Water Incl:</b> Y	<b>Tot Prk Spcs:</b> 2.0	
<b>Exposure:</b> Se	<b>Heat Incl:</b> Y	<b>Pk Spot#:</b> P216	
<b>Assessment:</b>	<b>Hydro Incl:</b> N	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b> Heritage	<b>Cable TV Incl:</b> N	<b>Prk Lvl/Unit:</b> Level B Unit 16	
<b>Phys Hdp-Eqp:</b>	<b>CAC Incl:</b> Y	<b>Bldg Amen:</b> Bike Storage, Rooftop	
	<b>Bldg Ins Incl:</b> Y	<b>Deck/Garden, Security System, Visitor Parking</b>	
	<b>Prkg Incl:</b> Y	<b>Prop Feat:</b> Hospital, Park, Public	
	<b>Com Elem Incl:</b> Y	<b>Transit, Rec Centre, School, Terraced</b>	
	<b>Cert Level:</b>		
	<b>Energy Cert:</b>		
	<b>GreenPIS:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.35	x 14.01	Hardwood Floor Skylight Large Closet
2	Living	Main	30.50	x 27.16	Hardwood Floor Open Concept Combined W/Dining
3	Dining	Main	30.50	x 27.16	Hardwood Floor Open Concept Combined W/Living
4	Kitchen	Main	11.15	x 9.74	Hardwood Floor Quartz Counter Stainless Steel Appl
5	Laundry	Main	6.00	x 9.15	Hardwood Floor Separate Rm Laundry Sink
6	Prim Bdrm	Main	14.76	x 12.50	Hardwood Floor East View Large Window
7	2nd Br	Main	12.00	x 12.50	Hardwood Floor East View Glass Doors
8	Den	Main	8.00	x 12.50	Hardwood Floor East View Large Window
9	Family	2nd	23.48	x 22.57	Hardwood Floor Wet Bar W/O To Terrace
10	Other	2nd	22.17	x 27.32	Wood Floor Se View Glass Doors

**Client Remks:** One-Of-A-Kind Stunning 2,500+Sqft Loft Plus Almost 1,000-Sqft Private Wrap-Around Deck With Panoramic Views Of Downtown & Historic Old Town. A Statement Property On 2 Levels! A Spacious Home For Busy Executives & Urban Downsizers Alike. Literally Steps To Canada's Financial Heart, Transportation Hubs, Union Station, St. Lawrence Market. Bike Lanes All Around. Modernized Historic Freight Elevator. 2 Parking Spots. 2 Lockers. Arrive Home & Stretch Out In A Tranquil Oasis Of History & Wonder! Entertain Dozens At A Time Or Enjoy Peace & Quiet. 2 Skylights. 11Ft Ceilings On Main Level. Tons Of Closet Space. Huge Windows. Loft Ducts. Custom Art Deco Staircase. Solid Maple Hardwood Floors. Prim Bedroom W/ Oversized Den That Could Be A Craft Room, Office, Nursery, Or Ultimate Walk-In Closet. Expansive Main Living Area. Open Concept Kitchen Ft. Stainless Steel Appl. & Separate Pantry. Upstairs, A Spacious Family Or Media Room W/ Wet Bar, Plus The Largest Private Roof Deck In The Neighbourhood.

**Extras:** Building Designed In 1945 By Renowned Architect Benjamin Brown. Converted To Lofts In 1996. 2nd Bedroom Big Enough For A King-Sized Bed. A Once-In-A-Generation Opportunity.

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