

	<b>183 Dovercourt Rd 202</b> Toronto Ontario M6J3C1 Toronto C01 Trinity-Bellwoods Toronto 119-16-S SPIS: N                      Taxes: \$3,298.69 / 2022                      DOM: 1 List: <b>\$1,084,900 For: Sale</b>		
	Condo Apt Corp#: TCSC / 1847 Unit#: 02	Loft #Shares%: Locker#: Locker Lev Unit: 2 Locker Unit#: 23 Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 2x4xMain
	Zoning: Prop Mgmt: Conkrite Capital Corporation Dir/Cross St: Queen & Dovercourt		

MLS#: C6019959      Possession Remarks: 30/60/Tba  
 Status Cert: Y      Bldg Name: Argyle Lofts      PIN#:

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Floorplan <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Heritage <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$752.00 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Surface / 1.0 <b>Park/Drive:</b> Surface <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Pk Spot#:</b> 4 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> #4 <b>Bldg Amen:</b> Bike Storage, Security System, Visitor Parking <b>Prop Feat:</b> Place Of Worship, Public Transit, Rec Centre, School
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	14.17	x 12.76	Wood Floor      Open Concept      Picture Window
2	Dining	Flat	14.17	x 12.76	Wood Floor      Combined W/Dining      Open Concept
3	Kitchen	Flat	15.48	x 7.68	Open Concept      Granite Counter      Stainless Steel Appl
4	Prim Bdrm	Flat	11.84	x 12.40	Broadloom      Ensuite Bath      Double Closet
5	2nd Br	Flat	10.82	x 7.68	Broadloom      Sliding Doors      Window

**Client Remks:** Ever Dream Of An Authentic Hard Loft Vibe? Love Edwardian Charm At It's Finest In The Heart Of Ossington Strip? You're In Luck! Formerly The Ideal Bread Company Factory Where Plenty A Loaf Of Bread Was Baked, The Argyle Lofts Are Full Of History & Character... & Unit 202 Has All That & More! Come See How The Upper Crust Lives! This Sprawling Unit Features Soaring 13-Ft Ceilings & Huge Windows That Make The Space Look & Feel Absolutely Huge. The Open Concept Living & Dining Area Are Perfect For Hosting Dinner Parties, Cocktail Hours, Movie Nights, Or Curling Up With Your Favourite Book Or Netflix Show. The Refreshed Kitchen Is Just Waiting For You To Start Your Very Own Baking Empire... Maybe It's Time To Revive That Lockdown Sourdough Recipe? The Primary Bedroom Features A Coveted Ensuite With A Double Vanity - Never Fight With Your Partner For Mirror Space Again! A Sizable Second Bedroom & Bathroom Mean There's Plenty Of Room For Guests, Or Even A Little Bun In The Oven. Parking &

**Extras:** Locker Included, Not That You'll Need A Car With So Many Transit Options At Your Doorstep Along Queen & Ossington. Plus, All The City's Best Restaurants & Shops Are Just A Skip Away. Admit It. You Don't Just Want This Loft... You Knead It!

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