

	121 Ling Rd 213 Toronto Ontario M1E 4Y2 Toronto E10 West Hill Toronto SPIS: N Taxes: \$1,339.21 / 2023 DOM: 1 List: \$499,000 For: Sale	
	Condo Apt Apartment Corp#: YCC / 457 #Shares%: Unit#: 13 Locker#: A241 Locker Lev Unit: A 1x4xFlat, 1x4xFlat Locker Unit#: 241 Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2
	Zoning: Prop Mgmt: Del Property Management 416-282-3220 Dir/Cross St: Morningside And Lawrence E	

MLS#: E6072632 Possession Date: 6/30/2023 Possession Remarks: Flexible
 Status Cert: Y Bldg Name: Scarborough Wood PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 31-50 Apx Sqft: 900-999 Sqft Source: 965 S.F. (Mpac) + 96 S.F. Balcony Exposure: E Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$594.77 A/C: Wall Unit Central Vac: UFFI: Elev/Lift: Y Retirement: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1.0 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1.0 Pk Spot#: A13 Park \$/Mo: Prk Lvl/Unit: A/13 Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Tennis Court, Visitor Parking Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	20.93	x 15.84	Combined W/Dining	W/O To Balcony	Laminate
2	Dining	Flat	20.93	x 15.84	Combined W/Living	Open Concept	Laminate
3	Kitchen	Flat	13.09	x 7.51	Undermount Sink	Quartz Counter	Ceramic Back Splash
4	Prim Bdrm	Flat	14.01	x 9.84	4 Pc Ensuite	Large Closet	Laminate
5	2nd Br	Flat	11.15	x 6.56	Closet	Double Doors	Laminate
6	Laundry	Flat	6.92	x 5.41	Enclosed	B/I Shelves	Ceramic Floor

Client Remks: Are You Going To Scarborough Wood? Step Into This Gorgeous Renovated and Updated Two Bed, Two Bath Unit. The Eat-in Kitchen has Quartz Counters, Dishwasher (New), Fridge, Stove and Rangehood (New), Large Undermount Sink with Gooseneck Faucet and a Tiled Backsplash. The Primary Bedroom has Two Closets and Ensuite Bath with Separate Vanity. The Second Bedroom has a Closet, Double Entry Bifold Doors and a Window Overlooking the Balcony. There is Plenty of Storage Throughout with a Proper Laundry Room off the Tiled Entry Foyer, a Large Coat Closet and Linen Closet. Brand New Laminate Floors, Updated Lighting and Freshly Painted Throughout. Brand New Window Blinds in Living Room. Parking and Locker Included. Maintenance Fees Include Basic Cable TV and Water. Pets Restricted (No Dogs Allowed). Amenities Include a Fitness Centre, Party Room, Outdoor Pool, Visitor Parking, Underground Parking Garage, 24 Hour Security, Enter Phone System and a Tennis Court.

Extras: Amazing Location Close To Kingston Road, TTC, Guildwood Go Station, No Frills, Food Basics, LCBO, M&M Meat Shops, Heron Park Community Centre, Joseph Brant Public School, Sir Wilfred Laurier C.I. And More!

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