

	219 Fort York Blvd 1912 Toronto Ontario M5V 1B1 Toronto C01 Niagara Toronto SPIS: Y Taxes: \$2,358.61 / 2023 DOM: 0 List: \$649,900 For: Sale	
	Condo Apt Apartment Corp#: TSCC / 1754 #Shares%: Unit#: 15 Locker#: 254 Bedrooms: 1 Locker Lev Unit: C Washrooms: 2 Locker Unit#: 254 1x2xMain, 1x4xMain Level: 19	Zoning: Prop Mgmt: Crossbridge Dir/Cross St: Lakeshore / Bathurst

MLS#: C6813650 Possession Remarks: 30/60/TBA
 Status Cert: N Bldg Name: Waterpark City PIN#: 127540283

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Builder's Plans Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$603.36 A/C: Central Air Central Vac: UFFI: Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: N GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1.0 Pk Spot#: 160 Park \$/Mo: Prk Lvl/Unit: Lev C (P3)/160 Bldg Amen:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.14	x 11.15	W/O To Balcony	Open Concept	Combined W/Dining
2	Dining	Main	20.14	x 11.15	Laminate	Open Concept	Combined W/Living
3	Kitchen	Main	8.66	x 8.59	Separate Rm	B/I Appliances	Ceramic Floor
4	Prim Bdrm	Main	15.91	x 9.09	4 Pc Ensuite	Double Closet	Sw View

Client Remks: What's big, beautiful, and surrounded by parkland? Why 219 Fort York Blvd. Unit 1912 of course! Welcome to the perfect 1-bedroom condo layout you didn't know you needed! Measuring at 665 square feet with the perfect layout, this unit won't leave you feeling squished. Step inside the proper foyer and find a coveted powder room and in-unit laundry. To the right you'll find a complete wrap-around kitchen with three walls of counter space and full-sized appliances... kiss fighting about being crowded in the kitchen goodbye!! Straight ahead find a large living area with plenty of room for even the grandest of dining tables and space for your cozy living room vignette. Hosting dinner parties, movie nights, and family holidays will never be the same! The bedroom has large windows letting in lots of natural light and a stylish walkthrough closet leading to the primary bathroom. Off the living room find a balcony with sweeping western views of the lake, Mimico, and beyond.

Extras: Situated right next to The Bentway, Fort York, Coronation Park & Dog Park, and endless running and biking trails. TTC close by and a quick walk to all the best shops and restaurants in Liberty Village and along King St. W. Welcome home!!

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