

	400 Adelaide St E 2301		List: \$759,000 For: Sale
	Toronto Ontario M5A 1N4 Toronto C08 Moss Park Toronto		
	SPIS: N	Taxes: \$2,751.72 / 2022	DOM: 8
Condo Apt	Apartment	Rms: 5	
Corp#: TSCC / 2473	#Shares%:	Bedrooms: 1 + 1	
Unit#: 1	Locker#: 102	Washrooms: 2	
	Locker Lev Unit: C	1x3xMain, 1x4xMain	
	Locker Unit#: 102		
	Level: 20		
Zoning: Prop Mgmt: First Service Residential Dir/Cross St: Adelaide / Sherbourne			

MLS#: C6797252	Possession Remarks: 60/90/TBA	
Status Cert: N	Bldg Name:	PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$557.08	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1.0
Apx Age: 6-10	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift: Y	Park Type: Owned
Sqft Source: 745 As Per Builder's Plans	Taxes Incl:	Park/Drv Spcs: 1
Exposure: E	Water Incl: Y	Tot Prk Spcs: 1.0
Assessment:	Heat Incl: Y	Pk Spot#: P343
Spec Desig: Unknown	Cable TV Incl:	Park \$/Mo:
Phys Hdp-Eqp:	CAC Incl: Y	Prk Lvl/Unit: C/43
	Bldg Ins Incl: Y	Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	Com Elem Incl: Y	Prop Feat: Library, Park, Public Transit, School
	Cert Level:	
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	10.27	x 19.52	Laminate Open Concept W/O To Balcony
2	Dining	Ground	10.27	x 19.52	Laminate Combined W/Living Open Concept
3	Kitchen	Ground	7.08	x 13.87	Laminate Modern Kitchen Centre Island
4	Prim Bdrm	Ground	9.81	x 17.22	W/O To Balcony W/I Closet 4 Pc Ensuite
5	Den	Ground	9.91	x 7.90	Laminate Separate Rm Sliding Doors

Client Remks: Fabulously planned 745 square foot condo close to many of Toronto's best neighbourhoods & attractions! This 1-bedroom-plus-den unit is perfect for investors & end-users alike. Finally a liveable layout that doesn't leave you feeling cramped! Step inside the proper foyer to find an expansive open concept living space. The designer kitchen features stainless steel appliances, plenty of storage, plus an attractive custom upgraded quartz waterfall island perfect for dining & entertaining. The large living room is perfectly laid out so you can have a full seating vignette & an easy place to mount your big-screen tv. No wonky living room setups here! The living room walks out to the east-facing balcony- get all of that morning sun & even see the lake while you relax outside! The spacious bedroom features a walk-in closet, w/o to balcony, & plenty of natural light. A massive den is perfect for a home office, gym, nursery or even as a second bedroom.

Extras: Parking & locker round off this amazing opportunity! Plenty of transit options within one block, & walking distance to the St. Lawrence Market, Distillery District, Financial District, & more! Welcome home!!

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