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ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

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630 Greenwood Ave 710 **List: $1,179,000 For: Sale**
Toronto Ontario M4J 0A8
Toronto E01 Greenwood-Coxwell Toronto
SPIS: N **Taxes:** $4,590.62 / 2023 **DOM:** 0

Condo Apt | Apartment | **Rms:** 7
Corp#: TSCC / 2836 | **#Shares%:** | **Bedrooms:** 3
Unit#: 10 | **Locker#:** P244 | **Washrooms:** 2
Locker Lev Unit: B | 1x3xMain, 1x4xMain
Locker Unit#: 44
Level: 7
Zoning:
Prop Mgmt: Crossbridge 416-519-2497
Dir/Cross St: Danforth / Greenwood

MLS#: E8063400 **Possession Remarks:** 30/60/TBA
Status Cert: N **Bldg Name:** **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict			**Balcony:**	Terr
Fam Rm:	N	**Locker:**	Ensuite+Owned			**Ens Lndry:**	Y
Basement:	None	**Maint:**	$977.28			**Lndy Lev:**	Main
Fireplace/Stv:	N	**A/C:**	Central Air			**Exterior:**	Brick
Heat:	Heat Pump / Gas	**Central Vac:**				**Gar/Gar Spcs:**	Underground / 1.0
Apx Age:		**UFFI:**				**Park/Drive:**	Undergrnd
Apx Sqft:	1000-1199	**Elev/Lift:**	Y	**Retirement:**		**Park Type:**	Owned
Sqft Source:	1113 As Per Builder's Plan	**Taxes Incl:**		**Water Incl:**		**Park/Drv Spcs:**	1
Exposure:	Se	**Heat Incl:**	Y	**Hydro Incl:**		**Tot Prk Spcs:**	1.0
Assessment:		**Cable TV Incl:**		**CAC Incl:**	Y	**Pk Spot#:**	P233
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y	**Prkg Incl:**	Y	**Park $/Mo:**	0.00
Phys Hdp-Eqp:		**Com Elem Incl:**	Y			**Prk Lvl/Unit:**	Level B/ 33
		Cert Level:				**Bldg Amen:**	
		Energy Cert:	N				
		GreenPIS:	N				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.81	x 10.00	Open Concept	W/O To Balcony	Laminate
2	Dining	Main	17.58	x 13.42	Open Concept	Combined W/Kitchen	Laminate
3	Kitchen	Main	17.58	x 13.42	Combined W/Dining	Modern Kitchen	Stainless Steel Appl
4	Prim Bdrm	Main	11.64	x 13.25	W/I Closet	3 Pc Ensuite	Laminate
5	2nd Br	Main	8.76	x 9.48	Closet	Laminate	East View
6	3rd Br	Main	8.17	x 9.48	Closet	Laminate	East View
7	Laundry	Main	6.92	x 10.07	Laminate	Separate Rm	Pantry

Client Remks: Come check out what's good at Danforth & Greenwood! Welcome to 630 Greenwood Avenue Suite 710 at the nearly new Platform Condos. This expansive suite feels more like a bungalow in the sky than a condo! With three orientations - north, east, and south - step inside and see how three walls of windows make all the difference. The open concept common living area includes a living room, dining room, & a kitchen with a myriad of upgrades including a full-sized fridge with French doors, a full-sized range with a double oven, two-toned cabinets, & an upgraded quartz countertop & backsplash. Originally a 3-bedroom plus den, the den has been enclosed to create a separate laundry room with extra storage. There are two full bathrooms & three bedrooms, with the primary bedroom featuring a coveted ensuite and huge walk-in closet. Back off the main living area you'll find not one, but two outdoor spaces, one of which being a massively oversized south-facing terrace with sweeping views

Extras: of the lake and Toronto skyline. Steps to Greenwood Station on Line 2 & too many shops, restaurants, & amenities to count. Perfect for families with kids, live-in relatives, or those just wanting a few private home offices. Welcome home!

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

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