

	<b>380 Macpherson Ave 311</b>		<b>List: \$949,000 For: Sale</b>
	Toronto Ontario M4V 3E3 Toronto C02 Casa Loma Toronto SPIS: N                      Taxes: \$3,434.31 / 2023                      DOM: 1		
	Condo Apt Corp#: TSCC / 2026 Unit#: 311	Loft #Shares%: Locker#: 45 Locker Lev Unit: D Locker Unit#: 45 Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
Zoning: Prop Mgmt: Icc Property Management 905-566-0308 Dir/Cross St: Spadina /Dupont			

MLS#: C8034482      Possession Remarks: 90/TBA  
 Status Cert: N      Bldg Name:      PIN#:

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Professional Floorplan - Truplan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$850.84 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> Y <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <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> N	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1.0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Pk Spot#:</b> 9 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level D/Unit 9 <b>Bldg Amen:</b> Concierge, Exercise Room, Media Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.58	x 8.99	W/O To Balcony      Open Concept      Hardwood Floor
2	Kitchen	Main	13.58	x 10.99	Stainless Steel Appl      Open Concept      Modern Kitchen
3	Dining	Main	13.58	x 10.99	Combined W/Kitchen      Open Concept      Hardwood Floor
4	Prim Bdrm	Main	9.25	x 12.33	Hardwood Floor      Double Closet      3 Pc Ensuite
5	2nd Br	Main	11.84	x 8.23	Hardwood Floor      Double Closet      4 Pc Bath

**Client Remks:** We gonna rock down to Macpherson Avenue! Feast your eyes on this gorgeous loft in one of The Annex's most iconic buildings - the Madison Avenue Lofts! Looking for a true hard loft that matches your modern style & aesthetic? Look no further! 380 Macpherson Ave. Suite 311 has it all. Step inside this updated beauty with stunning new engineered hardwood floors, renovated bathrooms, a refreshed kitchen, & even California Closets. You'll breathe a sigh of relief when you realize you can move right in without lifting a finger. This unit features two spacious bedrooms including a primary bedroom w/ designer wallpaper and a rare and coveted en-suite bathroom. The open concept living space features plenty of space for cooking like a chef, hosting like a pro, and lounging like it's your job. No wondering where to fit your TV, sofa, or dining table here! The soaring ceilings open the space right up & give you that true loft vibe. Plus, this building is well-managed with great amenities.

**Extras:** Comes with a locker and parking, though you won't be driving often since you'll be steps away from Dupont Station, Casa Loma, and all of the amazing local restaurants & shops The Annex has to offer! Condo Fees includes Fibe internet + TV.

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