

	183 Dovercourt Rd 508 Toronto Ontario M6J 3C1 Toronto C01 Trinity-Bellwoods Toronto SPIS: N Taxes: \$2,931.61 / 2023 DOM: 0 List: \$749,900 For: Sale		
	Condo Apt Corp#: TSCC / 1847 Unit#: 8	Loft #Shares%: Locker#: Locker Lev Unit: 5 Locker Unit#: 22 Level: 5	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat
	Zoning: Prop Mgmt: Conkrite Capital Corporation Dir/Cross St: Dovercourt Rd. & Argyle St.		

MLS#: C8190334	Possession Remarks: 60/TBA	PIN#: 128470114
Status Cert: Y	Bldg Name: The Argyle Lofts	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$585.00 A/C: Central Air Central Vac: UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1.0 Park/Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1.0 Park \$/Mo: Prk Lvl/Unit: A/15 Bldg Amen: Prop Feat: Park, Public Transit, Rec Centre, School
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	15.38	x 16.99	Stainless Steel Appl Modern Kitchen Backsplash
2	Dining	Flat	15.38	x 16.99	Hardwood Floor Combined W/Living Large Window
3	Living	Flat	15.38	x 16.99	Hardwood Floor Combined W/Dining Large Window
4	Br	Flat	10.59	x 12.00	Hardwood Floor Large Closet Separate Rm
5	Foyer	Flat	10.23	x 21.09	Hardwood Floor 4 Pc Bath Combined W/Laundry

Client Remks: Carb lovers unite! Formerly the Ideal Bread Company Factory, The Argyle Lofts are charming, authentic, & full of history & character, & unit 508 has all that & more! Step inside & marvel at the pine hardwood floors & 13-foot ceilings that make this loft feel huge while still being warm & toasty. The open concept living & dining area is perfect for hosting dinner parties & entertaining, or just loafing around on the couch watching The Great British Bakeoff. The updated kitchen features stainless steel appliances, airy white cabinets, & a brand new quartz countertop perfect for throwing down some flour & baking up a storm. The bedroom has a closet, a window to let in natural light, & can fit a king size bed. The sizable entryway means there's room for a desk, additional storage, a bench, or whatever your heart desires. Dreamy west-facing windows showcase Toronto's beautiful sunsets over the lush residential neighbourhood below - no sky high towers here. Owned covered parking & a locker.

Extras: Situated right next to Osler Playground & the popular Ossington strip, & steps from Trinity Bellwoods Park, Queen West & Dundas West, finding a great spot to eat will be the yeast of your worries! Come see how the upper crust lives!

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