Prepared by: RACHEL WEDEKIND, Administrator RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE

1945 Queen St East, Toronto, ON M4L1H7

416-699-0303

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List: \$829,000 For: Sale

113 The Queensway TH63

Toronto Ontario M6S5B6

Toronto W01 High Park-Swansea Toronto

Taxes: \$3,676.33 / 2019 Last Status: New

SPIS: DOM: 1

Condo Townhouse #Shares%: Rms: 6 + 1
3-Storey Locker#: Bedrooms: 3
Level: 1 Locker Level: Washrooms: 3

Unit#: 63 Locker Unit#: 1x4x2nd, 1x4x3rd, 1x2xBsmt

Corp#: TSCC / 1892

Zoning:

Dir/Cross St: The Queensway & Windermere

Prop Mgmt: UNIT 63, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1892

MLS#: Sellers: Upasana Doshi and Samir Girish Shah Contact After Exp: N

Holdover: 90 Occup: Owner Status Cert: N

Bldg Name: Shelter Canadian Properties LTD PIN#: ARN#

Bldg Name: Shelter Canadian Properties LTD. ARN#: Pets Perm: Balcony: Kitchens: Restrict Open Υ Fam Rm: Ν Locker: None Ens Lndry: Basement: Finished Maint: \$350.97 Lndy Lev: Fireplace/Stv: Ν A/C: Central Air Exterior: **Brick** Forced Air / Gas Central Vac: Heat: Stone HEFI: Built-in / 1 Gar/Gar Spcs: Apx Age: 1400-1599 None Apx Sqft: Elev/Lift: Retirement: Park/Drive: Sqft Source: 1468 sq/ft (Floor Plan) Taxes Incl: N Water Incl: Υ Park Type: Owned NS Ν Park/Drv Spcs: Exposure: Heat Incl: N Hydro Incl: 0 Cable TV Incl: N CAC Incl: Ν Tot Pk Spcs: 1 Assessment: Unknown Bldg Ins Incl: Y Prkg Incl: Park \$/Mo: Spec Desig: Prk Lev/Unit: Phys Hdp-Eqp: Com Elem Incl: Cert Level: **Energy Cert:** Bldg Amen: GreenPIS:

#	Room	Level		I	Description		
1	Living	Main	3.55	x 3.75	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	3.59	x 2.77	Combined w/Living	Pot Lights	Hardwood Floor
3	Kitchen	Main	2.99	x 3.75	Stainless Steel Appl	W/O To Deck	Hardwood Floor
4	2nd Br	2nd	3.04	x 3.81	Large Window	Closet	Broadloom
5	3rd Br	2nd	2.92	x 2.81	Large Window	Closet	Broadloom
6	Master	3rd	7.09	x 3.75	4 Pc Ensuite	W/I Closet	Broadloom
7	Office	Bsmt	2.85	x 3.59	B/I Shelves	2 Pc Bath	Broadloom

Client Remks: This spacious 3-storey condo townhouse is stunningly upgraded, with a perfect open concept layout for comfortable, luxurious living.

Relax in the sunlit living/dining rms or in the large kitchen w/ breakfast bar and W/O to a sun-filled deck, perfect for summer BBQs! 2nd private balcony off the 3rd floor master suite, along with a W/I closet & renovated 4-pc ensuite. Sizable bdrms for a growing family with ample storage! Fabulous building in a quiet community.

Extras: Included: Washer/Dryer, Fridge, Stove, Dishwasher, Light Fixtures, Window Blinds, Mirrors, HWT (rented- Enbridge - \$29.72). Excluded: Drapery And Hardware

Brkage Remks: Thank You For Showing! Pls Attach Sch B And Pipeda To Offer. Status Available upon request, please send All Inquires To Shane@Therichardsgroup.Ca - Dep Payable To "Re/Max Hallmark Richards Group Realty In Trust."

RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE Ph: 416-699-0303 Fax: 416-981-3212

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MARK RICHARDS, Salesperson 416-699-0303 SHANE LITTLE, Salesperson 416-471-9824

Contract Date: 7/16/2019 Condition: Ad: N Appt: TLBO

Expiry Date: 12/17/2019 Cond Expiry: Escape:

Last Update: 7/17/2019 CB Comm: 2.5% Original: \$829,000