

	<b>65 Scadding Ave 820</b> <span style="float: right;"><b>List: \$699,000 For: Sale</b></span> Toronto Ontario M5A4L1 Toronto C08 Waterfront Communities C8 Toronto 120-20-T <b>SPIS: N</b> <b>Taxes: \$2,532.49 / 2019</b> <b>DOM: 2</b>
	Condo Townhouse <b>#Shares%:</b> <b>Rms: 6</b> Apartment <b>Locker#:</b> <b>Bedrooms: 2</b> <b>Corp#: MTCC / 782</b> <b>Locker Lev Unit: 6</b> <b>Washrooms: 2</b> <b>Unit#: 19</b> <b>Locker Unit#: 13</b> <b>1x2xMain, 1x4xMain</b> <b>Level: 8</b>
<b>Zoning:</b> <b>Prop Mgmt: YI Hendlr Ltd</b> <b>Dir/Cross St: Sherbourne And The Esplanade</b>	

<b>MLS#: C4564697</b>	<b>Possession Remarks: Tbd</b>	
<b>Status Cert: Y</b>	<b>Bldg Name: St Lawrence On The Park</b>	<b>PIN#:</b>
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> S <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> \$752.84 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> N <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> N <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>	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1.0 <b>Pk Spot#:</b> B31 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking <b>Prop Feat:</b> Park, Public Transit, Rec Centre, School

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	4.57	x 4.09	Electric Fireplace B/I Shelves Hardwood Floor
2	Dining	Main	4.18	x 3.68	Combined W/Living Hardwood Floor
3	Kitchen	Main	2.43	x 3.56	Stainless Steel Appl Backsplash Closet
4	Master	Main	5.63	x 3.79	Picture Window Large Closet Hardwood Floor
5	2nd Br	Main	2.75	x 2.81	Picture Window Closet Hardwood Floor
6	Office	Main	1.89	x 2.22	Picture Window Hardwood Floor

**Client Remks:** An Entertainers Dream, With Over 1000 Sq Ft Of Open Concept Living! Step Into This Upgraded Unit With New Hardwood Floors, Beautifully Renovated Bathroom, And Kitchen With Updated Custom Cabinets, Stone Counter Tops & Stainless Steel Appliances. Spacious Master Br Features Wall To Wall Closet & Fir To Ceiling Windows With Sunny Lake Views. Walk To St. Lawrence Market, The Distillery & Theatre District, Cruise Local Bike Paths & Parks, & So Much More!

**Extras:** Washer/Dryer, Fridge, Stove, Dishwasher, Light Fixtures, Window Coverings.

**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE 416-699-0303