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RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE
1945 Queen St East, Toronto, ON M4L1H7 416-699-0303

Printed on 03/04/2021 10:32:02 AM

122 Glen Manor Dr 6 **List: $999,000 For: Sale**
Toronto Ontario M4E2X6
Toronto E02 The Beaches Toronto 121-27-S
SPIS: N **Taxes:** $3,646.20 / 2020 **DOM:** 1

Condo Townhouse	**#Shares%:**	**Rms:** 6
3-Storey	**Locker#:**	**Bedrooms:** 3
Corp#: MTCC / 738	**Locker Lev Unit:**	**Washrooms:** 3
Unit#: 6	**Locker Unit#:**	1x2, 2x4
	Level: 2	

Zoning:
Prop Mgmt: Goldview Property Management
Dir/Cross St: Queen And Glen Manor

MLS#: E5134950 **Possession Remarks:** Tbd
Status Cert: Y **Bldg Name:** **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned	**Ens Lndry:**	Y
Basement:	None	**Maint:**	$514.19	**Lndy Lev:**	
Fireplace/Stv:	Y	**A/C:**	Central Air	**Exterior:**	Brick
Heat:	Baseboard / Electric	**Central Vac:**		**Gar/Gar Spcs:**	None / 0.0
Apx Age:		**UFFI:**		**Park/Drive:**	Surface
Apx Sqft:	1400-1599	**Elev/Lift:**	**Retirement:**	**Park Type:**	Exclusive
Sqft Source:	As Per Floor Plan	**Taxes Incl:**	N **Water Incl:** Y	**Park/Drv Spcs:**	1
Exposure:	Ns	**Heat Incl:**	N **Hydro Incl:** N	**Tot Prk Spcs:**	1.0
Assessment:		**Cable TV Incl:**	N **CAC Incl:** N	**Park $/Mo:**	
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y **Prkg Incl:** Y	**Prk Lvl/Unit:**	
Phys Hdp-Eqp:		**Com Elem Incl:**	Y	**Bldg Amen:**	
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.86	x 4.01	Fireplace	Window Flr To Ceil	W/O To Patio
2	Dining	Main	2.90	x 3.12	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	3.51	x 4.01	Tile Floor	Stainless Steel Appl	Breakfast Bar
4	Master	2nd	3.92	x 4.03	Hardwood Floor	Double Closet	4 Pc Ensuite
5	2nd Br	2nd	4.08	x 3.99	Hardwood Floor	Double Closet	Semi Ensuite
6	Loft	3rd	4.73	x 4.04	Hardwood Floor	W/O To Balcony	Skylight

Client Remks: Steps To Queen St E, The Beach, Parks & Schools, This 3 Storey Condo Townhouse Is In The Perfect Location! Living & Dining Are Filled W/ Natural Light From The Flr To Ceiling Windows & Doors To The Expansive Sun Filled Patio! Living Rm Comes W/ Wood Burning Fireplace & B/I Shelving. Bdrms Are Spacious, Bright & Come W/ Their Own 4 Piece Bath. 3rd Flr Bdrm Is Currently Set Up As Open Loft But Can Be Converted Back. Ttc & Shops At Your Door.

Extras: Incl. Fridge, Dw, Stove, Elfs, Blinds, Washer, Dryer, Hwt (Rented). Excl. Microwave, Drapery

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

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