

	<b>170 Bayview Ave 908</b>		<b>List: \$899,900 For: Sale</b>
	Toronto Ontario M5A0G4 Toronto C08 Waterfront Communities C8 Toronto SPIS: N Taxes: \$3,124.46 / 2020 DOM: 1		
Condo Apt #Shares%: Rms: 5 Apartment Locker#: Bedrooms: 2 Corp#: TSCC / 2672 Locker Lev Unit: L4 Washrooms: 2 Unit#: 8 Locker Unit#: 048 1x4, 1x3 Level: 9		Zoning: Prop Mgmt: Crossbridge Condominium Services Dir/Cross St: Bayview And Front	

MLS#: C5156995	Possession Remarks: Tbd	PIN#: 766720397	
Status Cert: N	Bldg Name:		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 865 Sf Building Floorplans Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$651.56 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: N Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: N Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1.0 Pk Spot#: 41 Park \$/Mo: Prk Lvl/Unit: 4 Bldg Amen: Concierge, Guest Suites, Gym, Outdoor Pool, Rooftop Deck/Garden, Visitor Parking Prop Feat: Park, Public Transit	

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	1.62	x 3.51	B/I Appliances	Hardwood Floor	Backsplash
2	Dining	Main	2.16	x 2.10	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Living	Main	3.78	x 3.42	Open Concept	Window Flr To Ceil	W/O To Balcony
4	Master	Main	2.82	x 3.75	3 Pc Ensuite	Window Flr To Ceil	W/O To Balcony
5	2nd Br	Main	3.33	x 3.88	Hardwood Floor	Window	

**Client Remks:** Award Winning River City 3! Enjoy A Penthouse Feel In This Corner Suite W/ No Unit Directly Above You! This 2Bed/2Bath Layout Was Designed By The Owners To Provide Each Bdrm An Ensuite Along W/ A Separate Home Office Area. A Loft Style Suite Featuring Hrdwd Flrs Throughout, Flr To Ceiling Windows, Exposed Concrete Ceilings & Ducts & Custom Blinds & Closets. Great Location W/ Great Restaurants At Your Door, Walking Distance To Leslieville, Distillery & More!

**Extras:** Include Fridge, Stove, Dw, Washer/Dryer, Elfs, 3 Custom Closets, Built-In Book/Shelf Study Unit & Kitchen Island.

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