

 <p>383 SORAUREN AVENUE 513  <b>STYLISH BOUTIQUE-STYLE LOFT IN RONCESVALLES</b></p>	<b>383 Sorauren Ave 513</b> Toronto Ontario M6R2G5 Toronto W01 Roncesvalles Toronto 119-14-R SPIS: N                      Taxes: \$1,740.57 / 2016                      DOM: 0		List: <b>\$499,000</b> For: <b>Sale</b>
	Condo Apt Loft Corp#: TSCP / 2557 Unit#: 13	#Shares%: Locker#: Locker Lev Unit: Locker Unit#: Level: 5	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xMain
	Zoning: Prop Mgmt: First Service Residential Dir/Cross St: Dundas/Sorauren		

MLS#: W3911150	Possession: Dec 3 Or Later		
Status Cert: N	Bldg Name:		PIN#:
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Per Builder's Plans Exposure: N Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$370.07 A/C: Central Air Central Vac: UFFI: Elev/Lift: Taxes Incl: N Heat Incl: Y Cable TV Incl: N Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Retirement: Water Incl: N Hydro Incl: N CAC Incl: Y Prkg Incl: N	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Undergrnd / 0.0 Park/Drive: Undergrnd Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.64	x 14.01	Combined W/Dining    Hardwood Floor    W/O To Balcony
2	Dining	Main	13.64	x 14.01	Combined W/Kitchen    Hardwood Floor    Centre Island
3	Kitchen	Main	13.64	x 14.01	Combined W/Dining    Hardwood Floor    B/I Appliances
4	Master	Main	10.17	x 10.33	Sliding Doors    Hardwood Floor    Semi Ensuite

**Client Remks:** Stylish Boutique Loft-Style Building In The Much Sought-After Roncesvalles Village. Well Constructed & Impeccably Finished Condo You Will Be Proud To Call Home! Contemporary Custom Kitchen With Designer Flair Includes Integrated Appliances, Large Centre Island & Built-In Dining Table To Enhance Flow & Functionality. Soaring 9' Of Exposed Industrial Concrete Ceilings And Quality Plank Engineered Hardwood Flrs Throughout.

**Extras:** Large Spa-Inspired Bath W/ Custom Shower Enclosure And Designer Vanity. Why Settle For Any Generic Box In The Sky When You Can Be Part Of A Real Community In One Of The Most Flourishing Neighbourhoods In Toronto?

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