

	383 Sorauren Ave 408		List: \$549,000 For: Sale 1
	Toronto Ontario M6R2G5		
	Toronto W01 Roncesvalles Toronto 119-14-R		
SPIS: N		Taxes: \$1,989.50 / 2019	DOM: 2
Condo Apt	#Shares%:	Rms: 5	
Loft	Locker#:	Bedrooms: 1	
Corp#: TSCC / 2557	Locker Lev Unit: A	Washrooms: 1	
Unit#: 08	Locker Unit#: 81	1x3xMain	
	Level: 4		
Zoning:			
Prop Mgmt: Icon Property Management (416) 516-9181			
Dir/Cross St: Dundas/Sorauren			

MLS#: W4439986		Possession Remarks: Tba	
Status Cert: Y		Bldg Name: 383 Sorauren Lofts	
Kitchens: 1		Pets Perm: Restrict	Balcony: Open
Fam Rm: N		Locker: Owned	Ens Lndry: Y
Basement: None		Maint: \$403.52	Lndy Lev: Main
Fireplace/Stv: N		A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Gas		Central Vac:	Gar/Gar Spcs: None / 0.0
Apx Age:		UFFI:	Park/Drive: None
Apx Sqft: 600-699		Elev/Lift:	Park Type: None
Sqft Source: As Per Builder's Plan		Taxes Incl: N	Park/Drv Spcs: 0
Exposure: N		Water Incl: Y	Tot Prk Spcs: 0.0
Assessment:		Heat Incl: Y	Park \$/Mo:
Spec Desig: Unknown		Hydro Incl: N	Prk Lvl/Unit:
Phys Hdp-Eqp:		Cable TV Incl: N	Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking
		CAC Incl: Y	
		Bldg Ins Incl: Y	
		Prkg Incl: N	
		Com Elem Incl: Y	
		Cert Level:	
		Energy Cert:	
		GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.64	x 13.97	Combined W/Dining Hardwood Floor W/O To Balcony
2	Dining	Main	13.64	x 13.97	Combined W/Living Hardwood Floor Window Flr To Ceil
3	Kitchen	Main	13.64	x 13.97	Combined W/Dining Modern Kitchen Centre Island
4	Br	Main	10.33	x 10.17	Semi Ensuite Hardwood Floor Side Door
5	Office	Main	7.74	x 8.07	Closet Pot Lights Open Concept

Client Remks: Stylish And Functional One Bedroom + Office Loft In A Sought-After Boutique Building Located On One Of The Prettiest Streets In Roncesvalles! Fantastic Layout With Open Concept Living And W/O To Private Balcony. Versatile & Space-Saving B/I Dining Table. Tons Of Storage Throughout, Including Oversized Wall-To-Wall Closets + Additional Storage Room. Contemporary Kitchen With High-End Integrated Appliances, B/I Centre Island & Modern Industrial S/S Sink.

Extras: Stunning Spa-Like Bathroom W/ Custom Glass Shower Enclosure And Stylish Vanity With Drawers. Well Managed Boutique Building With State-Of-The-Art Amenities. Steps To Great Restaurants/Shops On Roncesvalles, Sorauren Park. O/H Sat/Sun 2-4Pm

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