

	<b>451 Rosewell Ave 309</b>		<b>List: \$489,000 For: Sale</b>
	Toronto Ontario M4R2B6 Toronto C04 Lawrence Park South Toronto 109-19-J		
	SPIS: N	Taxes: \$2,048.72 / 2019	DOM: 0
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1	
Corp#: TSCC / 1689	Locker Lev Unit: C	Washrooms: 1	
Unit#: 57	Locker Unit#: 332	1x4xMain	
	Level: 3		
<b>Zoning:</b>			
<b>Prop Mgmt:</b> First Service Residential 647-943-6046			
<b>Dir/Cross St:</b> Avenue / Lawrence			

<b>MLS#:</b> C4602082		<b>Possession Remarks:</b> Jan 2019	
<b>Status Cert:</b> N	<b>Bldg Name:</b>	<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$469.01	<b>Lndy Lev:</b> Main	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick	
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0	
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned	
<b>Sqft Source:</b> Seller	<b>Taxes Incl:</b> N	<b>Park/Drv Spcs:</b> 1	
<b>Exposure:</b> Ne	<b>Water Incl:</b> Y	<b>Tot Prk Spcs:</b> 1.0	
<b>Assessment:</b>	<b>Heat Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b> Unknown	<b>Hydro Incl:</b> N	<b>Prk Lvl/Unit:</b> C 59	
<b>Phys Hdp-Eqp:</b>	<b>Cable TV Incl:</b> N	<b>Bldg Amen:</b>	
	<b>CAC Incl:</b> Y		
	<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>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.99	x 10.96	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Main	22.99	x 10.96	Laminate	Open Concept	Combined W/Living
3	Kitchen	Main	7.54	x 8.56	Tile Floor	Breakfast Bar	Stainless Steel Appl
4	Master	Main	14.10	x 10.50	Broadloom	Window	Double Closet

**Client Remks:** Feel Swell At 451 Rosewell!! Here's The Perfect Starter Condo Or Investment Property At The Lawrence Park On Rosewell, A Desirable Mid-Rise Boutique Building. Bright An Open Concept Layout With No Wasted Space & Soaring 9 Ft Ceiling! Spacious Living/Dining Room With Newer Soft-Hued Quality Plank Laminate Flrs. Modern Kitchen W/ Stainless Steel Appliances, Granite Countertop And A Convenient Breakfast Bar! Lush Unobstructed Views Overlooking Green Space!

**Extras:** Charmingly Affordable Space In Sought After Lawrence Park South! Include: S/S (Fridge, Stove, B/I Dishwasher, Range Hood) Washer/Dryer, All Elfs And All Window Coverings. Excl: Chandelier In Dining Room & Any Chattels Belonging To Tenant.

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