

	5 Valhalla Inn Rd 2703		List: \$449,900 For: Sale 1
	Toronto Ontario M9B0B1		
	Toronto W08 Islington-City Centre West Toronto 113-5-P		
	Taxes: \$1,742.62 / 2018		Last Status: New
SPIS: N		DOM: 0	
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: F21	Bedrooms: 1 + 1	
Level: 27	Locker Level: A	Washrooms: 1	
Unit#: 3	Locker Unit#: 245	1x4xMain	
Corp#: TSCC / 2363			
Zoning:			
Dir/Cross St: Hwy 427/Bloor St			
Prop Mgmt: First Service Residential			

MLS#: W4432103		Contact After Exp: N	
Holdover: 90	Possession Remarks: 90/Tba	Occup: Owner	Status Cert: Y
Bldg Name:	PIN#:	ARN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony:	Open
Fam Rm: N	Locker: Owned	Ens Lndry:	Y
Basement: None	Maint: \$413.93	Lndy Lev:	Main
Fireplace/Stv: N	A/C: Central Air	Exterior:	Concrete
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs:	Undergrnd / 1.0
Apx Age:	UFFI:	Park/Drive:	Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Park Type:	Owned
Sqft Source: Mpac	Taxes Incl: N	Water Incl: Y	Park/Drv Spcs: 1
Exposure: E	Heat Incl: Y	Hydro Incl: N	Tot Pk Spcs: 1.0
Assessment:	Cable TV Incl: N	CAC Incl: Y	Pk Spot#: 332
Spec Desig: Unknown	Bldg Ins Incl: Y	Prkg Incl: Y	Park \$/Mo:
Phys Hdp-Eqp:	Com Elem Incl: Y	Energy Cert:	Prk Lev/Unit: Level A / #62
	Cert Level:	Bldg Amen:	Concierge, Gym, Indoor
	GreenPIS:	Pool, Party/Meeting Room, Visitor Parking	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.73	x 9.94	Open Concept W/O To Balcony Combined W/Dining
2	Dining	Main	16.73	x 9.94	Open Concept Laminate Combined W/Living
3	Kitchen	Main	8.86	x 6.66	Pantry Stainless Steel Appl Modern Kitchen
4	Br	Main	10.17	x 10.04	Laminate Double Closet Window
5	Den	Main	8.20	x 7.41	Separate Rm Laminate Open Concept

Client Remks: Well Designed And Tastefully Decorated Functional 1+ Den (Den Can Be Converted To A Guest Room Or 2nd Bdrm) With Awe-Inspiring Panoramic Views Of The Lake, Downtown And Midtown Toronto! Come & Fall In Love With Our Magnificent City All Over Again! Home Chefs Rejoice With This Contemporary Open Concept Kitchen W/ B/I Pantry And Stainless Steel Appliances. Outdoor Entertaining Will Be Breeze This Summer W/ Your Private, Sun-Drenched Oversized Balcony.

Extras: Strategically Located Just Off 427 With Easy Access To 401 And Qew. Include: S/S (Fridge, Stove, Range Hood, Dishwasher) Washer/Dryer, All Elfs And All Window Coverings. Parking And Locker Included!

Brkage Remks: Easy To Show, Offers Anytime With Min 24 Hours Irrevocable. Status Available. Attach Schedule B To Offers. Condo Fees Bkdwn: \$396.36 To Tsccl/2363 + \$20.54 To Tsccl/2276 For Locker.

Mortgage Comments: T.A.C.

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Contract Date: 4/30/2019	Condition:	Ad: Y
Expiry Date: 6/30/2019	Cond Expiry:	Escape:
Last Update: 4/30/2019	CB Comm: 2.5%	Original: \$449,900