

	<p>35 Bastion St 1917 List: \$449,000 For: Sale 1</p> <p>Toronto Ontario M5V0C2 Toronto C01 Niagara Toronto 120-17-T SPIS: N Taxes: \$1,595.33 / 2019 DOM: 0</p>
	<p>Condo Apt #Shares%: Rms: 4 Apartment Locker#: Bedrooms: 1 Corp#: TSCC / 2433 Locker Lev Unit: A Washrooms: 1 Unit#: 14 Locker Unit#: 157 1x4xMain Level: 15</p>
	<p>Zoning: Prop Mgmt: Berkley Property Management Dir/Cross St: Lake Shore & Bathurst</p>

MLS#: C4498977 Possession Remarks: 30-60 Tba		Status Cert: Y Bldg Name:		PIN#:	
<p>Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Apx Sqft: 0-499 Sqft Source: 492 As Per Mpac Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:</p>	<p>Pets Perm: Restrict Locker: Owned Maint: \$328.29 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: N Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:</p>	<p>Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Undergrnd / 0.0 Park/Drive: Undergrnd Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Prop Feat: Lake/Pond, Marina, Park, Public Transit, Rec Centre, Waterfront</p>			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.81	x 11.81	Laminate Window Flr To Ceil Combined W/Dining
2	Dining	Main	11.81	x 11.81	Laminate Window Flr To Ceil W/O To Balcony
3	Kitchen	Main	10.92	x 4.92	Laminate Granite Counter Stainless Steel Appl
4	Master	Main	9.35	x 9.15	Laminate Window Flr To Ceil Large Closet

Client Remks: Wanna Be In The Heart Of The Action? Move To 35 Bastion! Imagine Coming Home From A Run Or Bike Along Toronto's Gorgeous Waterfront & Stepping Right Into Your Beautiful Corner Unit With Sprawling Views O/L Fort York! Or Catching The Ttc To Work Right Outside Your Door. Got A Flight At Bb Airport? No Problem - Be There In Minutes! Or Stay In & Enjoy Your Home's Fantastic Luxury Amenities Including A Well-Equipped Gym & Extravagant Outdoor Pool. Bliss!

Extras: Nearly 500 Sqft. Of Sun-Filled Corner Unit W/ Floor-To-Ceiling Windows Throughout, S/S Full Fridge, S/S Microwave, S/S Oven, S/S Dishwasher, Full Size Stacked Front Load Washer/Dryer. All Elfs & Window Coverings. Locker Included.

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