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ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

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383 Sorauren Ave 801 **List: $639,000 For: Sale**
Toronto Ontario M6R2G5
Toronto W01 Roncesvalles Toronto 119-14-R
SPIS: N **Taxes:** $2,310.89 / 2019 **DOM:** 0

Condo Apt
Loft
Corp#: TSCC / 2557
Unit#: 01

#Shares%:
Locker#:
Locker Lev Unit: A
Locker Unit#: 38
Level: 8

Rms: 5
Bedrooms: 1 + 1
Washrooms: 2
1x4xFlat, 1x3xFlat

Zoning:
Prop Mgmt: Icon Property Management
Dir/Cross St: Sorauren And Dundas

MLS#: W4700492 **Possession Remarks:** 30/Tba
Status Cert: Y **Bldg Name:** 383 Sorauren **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned	**Ens Lndry:**	Y
Basement:	None	**Maint:**	$464.94	**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:**	**Retirement:**	**Park Type:**	None
Sqft Source:	690 Per Builder's Plans	**Taxes Incl:**	N **Water Incl:** N	**Park/Drv Spcs:**	0
Exposure:	S	**Heat Incl:**	Y **Hydro Incl:** N	**Tot Prk Spcs:**	0.0
Assessment:		**Cable TV Incl:**	N **CAC Incl:** Y	**Park $/Mo:**	
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y **Prkg Incl:** N	**Prk Lvl/Unit:**	
Phys Hdp-Eqp:		**Com Elem Incl:**	Y	**Bldg Amen:**	
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.33	x 23.22	Hardwood Floor	W/O To Balcony	Combined W/Dining
2	Dining	Main	10.33	x 23.22	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	10.33	x 23.22	Hardwood Floor	Modern Kitchen	Combined W/Dining
4	Master	Main	9.84	x 8.99	Hardwood Floor	Ensuite Bath	South View
5	Den	Main	7.25	x 8.17	Hardwood Floor	Sliding Doors	Separate Rm

Client Remks: This Is Your Favourite Design Magazine Come To Life! Stylish & Upgraded 1 Bdrm + Versatile Den That Can Be Used As A 2nd Bdrm And 2 Full Baths! Lift Your Spirits W/ Soaring 10Ft Exposed Concrete Ceilings. Sleek Contemporary Kitchen W/ Industrial S/S Sink, High-End Integrated Appliances & A Functional Island With Integrated Dining Table. Sun-Drenched Master Boasts Floor-To-Ceiling Windows & Spa-Like Ensuite. Tons Of Upgrades & Built-In Storage Solutions!

Extras: Abundance Of Breathtaking Views Inside And Out W/ South-Facing Balcony Offering Panoramic Downtown & Lake Views. Treat Yourself To This Unique And Sophisticated Condo In The Heart Of Roncesvalles.

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

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