

	25 Grenville St 1204		List: \$539,000 For: Sale
	Toronto Ontario M4Y2X5		
	Toronto C01 Bay Street Corridor Toronto 120-19-R		
SPIS: N		Taxes: \$2,106.70 / 2018	DOM: 1
Condo Apt	#Shares%:	Rms: 5 + 1	
Apartment	Locker#:	Bedrooms: 1 + 1	
Corp#: MTCC / 943	Locker Lev Unit:	Washrooms: 1	
Unit#: 4	Locker Unit#:	1x4	
	Level: 12		
Zoning:			
Prop Mgmt: First Service Residential 416-944-1529			
Dir/Cross St: Bay & College			

MLS#: C4385590		Possession: May 2019		PIN#:	
Status Cert: N		Bldg Name:			
Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$880.20	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:		Gar/Gar Spcs:	Undergrnd / 0.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	None
Sqft Source:	810 Sqft Per Mpac	Taxes Incl:	N	Water Incl:	Y
Exposure:	S	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:	Y	CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	N
Phys Hdp-Eqp:		Com Elem Incl:	Y	Energy Cert:	
		Cert Level:		GreenPIS:	
		Energy Cert:		Bldg Amen:	Concierge, Exercise Room, Recreation Room, Rooftop Deck/Garden, Squash/Racquet Court, Visitor Parking
		Prop Feat:			Public Transit

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.61	x 15.58	Hardwood Floor Open Concept Combined W/Dining
2	Dining	Flat	17.61	x 15.58	Hardwood Floor Open Concept Combined W/Living
3	Kitchen	Flat	8.30	x 8.69	Open Concept Renovated Stainless Steel Appl
4	Master	Flat	11.71	x 11.15	Double Closet Hardwood Floor Window
5	Den	Flat	5.25	x 15.81	Open Concept Hardwood Floor Window

Client Remks: Don't Compromise On Location Or Space, Live In This Condo With A Lot Of Grace! No, You Don't Need To Live In A Shoe Box To Live Downtown With This Uncommonly Spacious 810Sqft 1 Plus Den Condo. Your Sprawling Open Concept Living Space Awaits. Updated Kitchen Including Timeless Oak Cabinets Paired With Stylish Glass-Tiled Backsplash And S/S Appliances. 5 Inch Soft-Hued Elegant Hardwood Floors Throughout.

Extras: Recently Renovated Spa-Like Bathroom Complete With Stylish Contemporary Floating Vanity And Custom Glass Shower Enclosures. Oversized Bdrm W/ Huge Double Closets And Sun Drenched South Facing Windows! Condo Fee Incl: All Utilities + Cable!

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