

	183 Dovercourt Rd 311 Toronto Ontario M6J3C1 Toronto C01 Trinity-Bellwoods Toronto 119-16-S SPIS: N Taxes: \$4,434.69 / 2017 DOM: 0	List: \$989,000 For: Sale	
	Condo Apt #Shares%: Rms: 6 Loft Locker#: 38 Bedrooms: 2 + 1 Corp#: TSCC / 1847 Locker Lev Unit: Washrooms: 2 Unit#: 11 Locker Unit#: 1x4xMain, 1x4x2nd Level: 3		
	Zoning: Prop Mgmt: Conkrite Capital Dir/Cross St: Dovercourt And Queen		

MLS#: C4047273	Possession: 90/120/Tba	
Status Cert: N	Bldg Name: Argyle Lofts	PIN#:
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1310 Per Mpac Exposure: W Assessment: Spec Desig: Heritage Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$841.34 A/C: Central Air Central Vac: UFFI: Elev/Lift: Y Taxes Incl: N Heat Incl: Y Cable TV Incl: N Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Undergrnd / 0.0 Park/Drive: Surface Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	10.17	x 16.33	Broadloom	O/Looks Dining	W/I Closet
2	Dining	Main	10.82	x 16.33	Hardwood Floor	Open Concept	Open Stairs
3	Kitchen	Main	17.38	x 14.37	Hardwood Floor	Family Size Kitchen	Centre Island
4	Office	Main	7.31	x 7.22	Open Concept	Hardwood Floor	
5	2nd Br	Main	10.17	x 12.63	W/I Closet	Broadloom	
6	Master	Upper	11.28	x 12.46	W/I Closet	Ensuite Bath	Double Closet

Client Remks: Looking For A Space As Unique As You Are? You've Found It In This Extraordinary, Expansive 1310Sqft New York-Style Loft. 2+Den, 2-Storey Loft W/Soaring 17Ft Ceilings. Renovated Designer Kitchen W/Jaw-Dropping Oversized Reclaimed Hardwood Island. This Entertainer's Delight Features A Cozy Living/Media Room On The 2nd Flr Overlooking The Immense Main Kit/Dining Area. Master Bdrm W/Enusite & 2 Lrg Closets. Steps To Great Restaurants & Shops Of Queen W & Dundas

Extras: Originally Built As A Bread Factory In 1919, The Argyle Loft Was Converted While Maintaining The Classic Edwardian Architecture - The Perfect Marriage Of Old World Charm & Modern Sophistication. One-Of-A-Kind Loft! Incl 3 Owned Lockers!

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