



**183 Dovercourt Rd 315** **List: \$799,000 For: Sale**  
**Toronto** Ontario M6J3C7  
 Toronto C01 Trinity-Bellwoods Toronto 119-16-S  
**SPIS:** N **Taxes:** \$3,113.06 / 2017 **DOM:** 0

Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 4
Loft	<b>Locker#:</b>	<b>Bedrooms:</b> 2
<b>Corp#:</b> tssc / 1847	<b>Locker Lev Unit:</b> 3	<b>Washrooms:</b> 2
<b>Unit#:</b> 15	<b>Locker Unit#:</b> 25	1x4xMain, 1x4x2nd
	<b>Level:</b> 3	

**Zoning:**  
**Prop Mgmt:** Conkrite Capital Corporation  
**Dir/Cross St:** Dovercourt/Argyle

**MLS#:** C4111601

**Possession:** 30/60/Tba

**Status Cert:** Y

**Bldg Name:** Argyle Loft

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> Y	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$543.07	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> None / 0.0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 800-899	<b>Elev/Lift:</b>	<b>Park Type:</b> None
<b>Sqft Source:</b> 872 Sq Ft (Mpac)	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> E	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Heritage	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> N	<b>Prk Lvl/Unit:</b>
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.50	x 17.91	Open Concept	Hardwood Floor	East View
2	Living	Main	14.50	x 17.91	Open Concept	Hardwood Floor	Combined W/Kitchen
3	2nd Br	Main	10.82	x 8.13	Sliding Doors	Hardwood Floor	Window
4	Master	2nd	14.66	x 9.74	Hardwood Floor	W/I Closet	4 Pc Ensuite

**Client Remks:** Authentic New York-Style Loft In The Heart Of Beaconsfield Village! This 2-Storey Loft Just Oozes Character & Personality, With Classic Edwardian Architecture You Will Be Proud To Call Home. Features Soaring 17' Ceilings & Exposed Ductwork. Abundant Natural Light Via Picture Windows With Unobstructed City Views. Oversized Master Br Haven W/A Large W/I Closet & Ensuite Bath. Desirable Open Floor-Plan Promotes A Bright And Airy Decor. Versatile 2nd Br On Main.

**Extras:** Include: Stainless Steel ( Fridge, Stove, B/I Dishwasher, Range Hood) Washer & Dryer, All Elfs And All Window Coverings. Amazing Location, Just Steps To Great Restaurants & Shops Of Queen W, Dundas W And Ossington Strip!

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