

	<b>183 Dovercourt Rd 514</b>		<b>List: \$699,000 For: Sale</b>
	Toronto Ontario M6J3C1 Toronto C01 Trinity-Bellwoods Toronto 114-16-Q SPIS: N Taxes: \$2,901.32 / 2017 DOM: 0		
Condo Apt #Shares% Rms: 6 Loft Locker#: 23&3 Bedrooms: 2 Corp#: TSCC / 1847 Locker Lev Unit: 5,A Washrooms: 1 Unit#: 14 Locker Unit#: 23,3 1x4xMain Level: 5		<b>Zoning:</b> <b>Prop Mgmt:</b> Conkrite Capital Corporation <b>Dir/Cross St:</b> Dovercourt & Argyle	

**MLS#:** C4073193 **Possession:** 90/120/Tba  
**Status Cert:** N **Bldg Name:** Argyle Lofts **PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$524.56	<b>Lndy Lev:</b> Main
<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> Undergrmd / 1.0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrmd
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Mpac	<b>Retirement:</b>	<b>Park/Drv Spcs:</b> 1
<b>Exposure:</b> E	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Pk Spot#:</b> P1 3
<b>Spec Desig:</b> Heritage	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdp-Eqp:</b>	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lv/Unit:</b> Level A, #3
	<b>Com Elem Incl:</b> Y	<b>Bldg Amen:</b> Security System
	<b>Cert Level:</b>	<b>Prop Feat:</b> Clear View, Park, Public Transit
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.04	x 15.51	Hardwood Floor Combined W/Dining East View
2	Dining	Flat	18.04	x 15.51	Hardwood Floor Combined W/Living Picture Window
3	Kitchen	Flat	18.04	x 15.51	Hardwood Floor Combined W/Dining Open Concept
4	Master	Flat	11.15	x 12.07	Hardwood Floor French Doors Double Closet
5	2nd Br	Flat	7.84	x 10.17	Hardwood Floor Sliding Doors

**Client Remks:** Are You Looking For Authenticity? You've Found It At It At The Argyle Lofts: A Classic Turn Of The Century Loft Re-Imagined. This Space Has Been Recently Updated With Impeccable Attention To Detail & Craftsmanship, Like The Classic Country Kitchen With Modern Twist. From Faucets To Fixtures To Knobs, Everything Has Been Carefully Curated & Sourced To Perfection. Soaring 12.5Ft Ceilings And Breathtaking Unobstructed Skyline Views. A Truly One-Of-A-Kind Loft!

**Extras:** Exceptional Bright & Airy Layout With Great Open Concept Living. Stunning Picture Windows W/ Breathtaking Forever Views! Spacious Master And Generous 2nd Bedroom. Owned Underground Parking (Not Leased) And Two Lockers Included.

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