Prepared by: EDWARD WANG, Broker ROYAL LEPAGE CONNECT REALTY, BROKERAGE

311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

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List: \$489,000 For: Sale

DOM: 0



68 Abell St 706

Toronto Ontario M6J0A2

Toronto C01 Little Portugal Toronto 119-15-S

SPIS: N **Taxes**: \$1,865.21 / 2018

 Condo Apt
 #Shares%:
 Rms: 5

 Apartment
 Locker#:
 Bedrooms: 1 + 1

 Corp#: TSCC / 2583
 Locker Lev Unit:
 Washrooms: 1

 Unit#: 5
 Locker Unit#:
 1x4xMain

Level: 6

Zoning:

Prop Mgmt: First Service Residential **Dir/Cross St:** Queen And Dovercourt

MLS#: C4389487	Possession:	60/90/Tba					
Status Cert: N	Bldg Name:	Epic On Triangle Park	PIN#:				
Kitchens:	1	Pets Perm:	Restrict		Balcony:	Open	
Fam Rm:	N	Locker:	None		Ens Lndry:	Υ	
Basement:	None	Maint:	\$446.55		Lndy Lev:	Main	
Fireplace/Stv:	N	A/C:	Central Air		Exterior:	Brick	
Heat:	Forced Air / Gas	Central Vac:			Gar/Gar Spcs:	Undergrnd / 1.0	
Apx Age:		UFFI:			Park/Drive:	Undergrnd	
Apx Sqft:	500-599	Elev/Lift:	Retirement:		Park Type:	Owned	
Sqft Source:	Builder's Plans	Taxes Incl:	N Water Incl:	Υ	Park/Drv Spcs:	1	
Exposure:	S	Heat Incl:	Y Hydro Incl:	N	Tot Prk Spcs:	1.0	
Assessment:		Cable TV Incl:	N CAC Incl:	Υ	Pk Spot#:	1	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Υ	Park \$/Mo:		
Phys Hdp-Eqp:		Com Elem Incl:	Υ		Prk Lvl/Unit:	C/127	
		Cert Level:			Bldg Amen:	Concierge, Exercise Room,	
		Energy Cert:			Guest Suites, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking		
		GreenPIS:					
# Poom	Level Leng	th (ft) Width (ft)	Description		·	·	

1	# Room	Level	Length (ft)	Width (ft)	<u>Description</u>	<u>.</u>		
	1 Living	Main			Combined W/Dining	Laminate	W/O To Balcony	
	2 Dining	Main			Combined W/Kitchen	Laminate	Open Concept	
	3 Kitchen	Main			Combined W/Dining	Laminate	Modern Kitchen	
	4 Master	Main			Laminate	Sliding Doors	Double Closet	
	5 Den	Main			Separate Rm	Open Concept	Double Closet	

Client Remks: Calling Investors Or First Time Buyers! Fantastic One Plus Den Condo Located In The Much Desired Neighbourhood Of West Queen West! Incredible Walk Score And Transit Accessibility. Toronto's Best Restaurants, Nightlife And Cafes Right At Your Doorstep + 24 Hours Streetcar Means It Will Take You Where Ever You Need To Go Anytime Of The Day! This Well Designed Contemporary Condo Combines Stylish Finishes W/ Livable Functionality.

Extras: Sun Drenched South Facing Unit W/ Intimate Views Of Landscaped Courtyard And W/O To Your Private Balcony. Versatile Open Concept Den With Oversized Closet. Great Building Amenities! *One Underground Parking Included*

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