

	<b>70 Forest Manor Rd 1208</b>	<b>List: \$699,000 For: Sale</b>
	Toronto Ontario M2J1M6 Toronto C15 Henry Farm Toronto 104-26-E <b>SPIS: N</b> <b>Taxes: \$2,836.60 / 2021</b> <b>DOM: 0</b>	
	Condo Apt <b>#Shares%:</b> Apartment <b>Locker#:</b> <b>Corp#: TSCC / 2368</b> <b>Locker Lev Unit: Lc</b> <b>Unit#: 8</b> <b>Locker Unit#: 313</b> <b>1x3xMain, 1x4xMain</b> <b>Level: 12</b>	<b>Rms: 5</b> <b>Bedrooms: 2</b> <b>Washrooms: 2</b>
<b>Zoning:</b> <b>Prop Mgmt: City Sites Property Management</b> <b>Dir/Cross St: Sheppard/Don Mills</b>		

**MLS#: C5189907**      **Possession Date: 6/11/2021**      **Possession Remarks: 60 Days/Tba**  
**Status Cert: Y**                      **Bldg Name:**                      **PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> 965 Sqft. - Builder Floor Plan <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Exclusive <b>Maint:</b> \$736.62 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Other <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 <b>Park/Drive:</b> None <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Pc-164 <b>Bldg Amen:</b> Concierge, Gym, Indoor Pool, Party/Meeting Room, Security System, Visitor Parking <b>Prop Feat:</b> Clear View, Hospital, Level, Park, Public Transit
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	22.93	x 11.91	Combined W/Dining      Window Flr To Ceil      W/O To Balcony
2	Dining	Flat	22.93	x 11.91	Combined W/Living      Window Flr To Ceil      Laminate
3	Kitchen	Flat	10.07	x 8.66	Stainless Steel Appl      Breakfast Bar      Granite Counter
4	Master	Flat	11.51	x 8.99	4 Pc Ensuite      Large Closet      Large Window
5	2nd Br	Flat	11.09	x 8.99	Window      Double Closet      Laminate

**Client Remks:** Feast Your Eyes On These Sparkling Skies!! Welcome To This Jewel Of A Corner Unit Featuring A Split Floor Plan At The Marvelous Emerald City Condos. Step Out From The Spacious Foyer & Around The Corner & Be Dazzled By Wall-To-Wall Floor-To-Ceiling Windows W/ Unobstructed Views Over The Treetops. Relax On The Large Balcony, Or Head Inside To Enjoy The Huge Living/Dining Room & The Fantastic Chef's Kitchen W/ Stainless Steel Appliances & A Cozy Breakfast Bar.

**Extras:** Two Family-Sized Bedrooms, One With An Ensuite, Mean You & Your Family Or Guests Will Never Feel Cramped. A Second Full Bathroom, A Nook For Working From Home, And A 3-Min Walk To The Don Mills Subway Station Make This Unit A Rare Gem!

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