

	<b>736 Spadina Ave 704</b> Toronto Ontario M5S2J6 Toronto C01 University Toronto 115-18-Q <b>SPIS: N</b> <b>Taxes: \$3,354.46 / 2021</b> <b>DOM: 8</b> <b>List: \$769,000 For: Sale</b>
	Condo Apt                      Apartment <b>Rms: 5</b> <b>Corp#: TSCC / 1950</b> <b>#Shares%:</b> <b>Bedrooms: 1 + 1</b> <b>Unit#: 04</b> <b>Locker#: &amp;28</b> <b>Washrooms: 1</b> <b>Locker Lev Unit: P1</b> 1x4xMain <b>Locker Unit#: 27</b> <b>Level: 37</b>
	<b>Zoning:</b> <b>Prop Mgmt: Tse Property Management</b> <b>Dir/Cross St: Bloor And Spadina</b>

<b>MLS#: C5372624</b> <b>Possession Remarks: 90/Tba</b>		<b>Status Cert: N</b> <b>Bldg Name: Mosaic</b> <b>PIN#:</b>	
<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> 700-799 <b>Sqft Source:</b> Floorplan <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$638.21 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> Y <b>Taxes Incl:</b> N <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> N <b>Bldg Ins 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> Concrete <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Pk Spot#:</b> P1 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A #1 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Gym, Rooftop Deck/Garden, Visitor Parking <b>Prop Feat:</b> Arts Centre, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.66	x 7.31	Tile Floor                      Closet
2	Kitchen	Main	11.32	x 8.66	Granite Counter                      Stainless Steel Appl
3	Dining	Main	11.51	x 12.40	Hardwood Floor                      Open Concept
4	Living	Main	11.51	x 12.40	W/O To Balcony                      Hardwood Floor
5	Prim Bdrm	Main	10.89	x 9.84	Hardwood Floor                      Closet
6	Den	Main	7.68	x 10.23	Separate Rm                      W/O To Balcony

**Client Remks:** What Seems Too Good To Be True? Unit #704 At Mosaic! Situated Next To The Grocery Store, Restaurants, & Right Next To Spadina Station, No Matter Where You Are In The City, You Can Get Home In A Flash! & You Will Want To Be Home When You Step Into This Oversized 1+Den That Can Easily Be Converted To 2 Bdrms. Rare Corner Unit W/ Plenty Of Windows Offering Amazing Views, The L/R & Kit Invite You In To Cook Up A Feast Or Relax On The Couch With A Good Book.

**Extras:** With Two Balconies Offering Lots Of Outdoor Space, As Well As Two Oversized Lockers - You'll Never Feel Cramped By Your Stuff Again! It Also Has The Best Parking Spot In The Building - Spot #1. It's Surely #1 In Our Hearts!

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