



**1910 Lake Shore Blvd W 706** **List: \$274,000 For: Sale**  
**Toronto** Ontario M6S1A2  
 Toronto W01 South Parkdale Toronto 119-12-S  
**SPIS: N** **Taxes: \$1,756.96 / 2015**

Condo Apt **#Shares%:** **Rms: 4**  
 Apartment **Locker#: #23** **Bedrooms: 1**  
**Corp#: TSCC / 2129** **Level: 7** **Washrooms: 1**  
**Unit#: 6** **1x4xFlat**

**Zoning:**  
**Prop Mgmt: Brookfield - Park Lake Management**  
**Dir/Cross St: Ellis Ave/Lake Shore**

**MLS#: W3423804**

**Possession: 60-90 Tba**

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$395.02	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Garage:</b> Undergrnd / 0.0
<b>Apx Age:</b> New	<b>UFFI:</b> No	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b> Y <b>Retirement:</b>	<b>Park Type:</b> None
<b>Sqft Source:</b> Toursler	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park Spcs:</b> 0
<b>Exposure:</b> Se	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Prk Lgl Dsc:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> N	<b>Bldg Amen:</b> Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Security Guard, Visitor Parking
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Prop Feat:</b> Beach, Lake/Pond, Marina, Park, Public Transit, Waterfront
<b>Cert Level:</b>	<b>Energy Cert:</b> N	
<b>GreenPIS:</b> N		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	12.76	x 9.91	Hardwood Floor W/O To Balcony Combined W/Dining
2	Dining	Flat	5.84	x 9.91	Hardwood Floor W/O To Balcony Combined W/Dining
3	Kitchen	Flat	8.92	x 11.15	Granite Counter Stainless Steel Appl Breakfast Bar
4	Master	Flat	12.82	x 8.92	Hardwood Floor Double Closet Large Window

**Client Remks:** This Is A Very Cool Condo For The 1st Time Buyer With Views Of The Lake, Martin Goodman Trail, High Park And The Grenadier Pond. Tons Of Lights, 9' Ceiling, Floor To Ceiling Windows, Spacious Balcony, Modern Updated Kitchen And A Very Functional Layout. Just Steps To High Park, Waterfront Trails & Sunyside Park, Mins From Great Restaurants In Roncesvalles And Bloor West Village, Easy Access To Multiple Bus/Streetcar Routes & Highways.

**Extras:** The Amenities Incl Exercise Rm, Yoga Rm, Billiard Rm, Party Rm & Fabulous Rooftop Bbq Patio. Please Don't Forget To Click On The Virtual Tour. What A View!!! Incl. S/S Fridge, Stove, B/I D/W, B/I M/W, Washer+Dryer, Elfs, Window Coverings

**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

416-465-4545



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