

Prepared by: CAMERON JOHN WEIR, Salesperson and SCOTT HANTON, Broker

KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

1238 Queen St East Unit B, Toronto, ON M4L1C3

416-465-4545



245 Dalesford Rd 109

List: \$459,000 For: Sale

Toronto Ontario M8Y4H7

Toronto W07 Stonegate-Queensway Toronto

SPIS: N

Taxes: \$2,356.72 / 2015

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 2

Corp#: TSCC / 1704

Level: 1

Washrooms: 2

Unit#: 8

1x4xMain, 1x3xMain

Zoning:

Prop Mgmt: Harmony Management Ltd. (905) 845-2020

Dir/Cross St: Queensway/Parklawn

MLS#: W3476911

Possession: 30-60Tba

Status Cert: N

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$526.29	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Stucco/Plaster
Heat:	Forced Air / Gas	Central Vac:		Garage:	Undergrnd / 1.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:	Retirement:	Park Type:	Owned
Sqft Source:	Approx 1000 Sq Ft - Seller	Taxes Incl:	N Water Incl:	Park Spcs:	1
Exposure:	E	Heat Incl:	Y Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	N CAC Incl:	Prk Lgl Dsc:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Bbqs Allowed, Exercise
Phys Hdp-Eqp:		Com Elem Incl:	Y		Room, Party/Meeting Room, Rooftop
		Cert Level:			Deck/Garden, Security System, Visitor Parking
		Energy Cert:		Prop Feat:	Clear View, Grnbelt/Conserv,
		GreenPIS:			Place Of Worship, Ravine, River/Stream,
					Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.15	x 10.92	Hardwood Floor Double Doors W/O To Balcony
2	Dining	Main	9.68	x 10.07	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main	8.23	x 8.43	Hardwood Floor B/I Appliances Centre Island
4	Master	Main	14.40	x 10.66	Hardwood Floor Large Closet 4 Pc Ensuite
5	2nd Br	Main	13.68	x 10.17	Hardwood Floor Large Closet Large Window
6	Pantry	Main			W/I Closet

Client Remks: A True Hidden Gem Just Moments From The Gardiner & Park Lawn. Come Home To Your Own Forest From Your Windows & Balcony At One Of The City's Best Kept Condo Secrets: 245 Dalesford. Approx 1000Sqft, 2 Split Bdrms, 2 Full Baths, Fab Kitchen & Open-Concept Living That Chefs & Entertainers Will Cherish. You'll Love Morning Coffee & Evening Cocktails Overlooking Mimico Creek. No More Waiting For Elevators! Ideal For Downsizers, Busy Professionals & 1st Time Buyers.

Extras: Sale Includes New (Approx \$20,000) Hardwood Floors (2016) 1 Parking, 1 Locker, Fridge, Stove, Dishwasher, Microwave, Washer/Dryer. Huge Walk-In Kitchen Pantry/Laundry Too! Tons Of Storage!

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

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The **WEIR** Team
Real Estate, Refined.