

Prepared by: CAMERON JOHN WEIR, Salesperson and MARYAM ZAKERI, Salesperson

KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

1238 Queen St East Unit B, Toronto, ON M4L1C3

416-465-4545



35 Hayden St 518

Toronto Ontario M4Y3C3

Toronto C08 Church-Yonge Corridor Toronto 115-19-Q

SPIS: N

Taxes: \$1,986.00 / 2016

List: \$729,000 For: Sale

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#: 73

Bedrooms: 1 + 1

Corp#: TSCC / 2094

Level: 5

Washrooms: 2

Unit#: 18

1x4xMain, 1x3xMain

Zoning:

Prop Mgmt: The Bloor Street Neighbourhood (Bsn)

Dir/Cross St: Yonge & Bloor

MLS#: C3569054

Possession: 30-60Tba

Status Cert: N

Bldg Name:

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$608.67	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	N	Garage:	Undergrnd / 0.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	Toursler	Taxes Incl:	N	Water Incl:	Y
Exposure:	Sw	Heat Incl:	Y	Hydro Incl:	N
Assessment:		Cable TV Incl:	N	CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdp-Eqp:		Com Elem Incl:	Y	Prk Lgl Dsc:	Unit 8, Level B
		Cert Level:		Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.68	x 11.41	Laminate	Open Concept	W/O To Patio
2	Dining	Main	10.59	x 11.84	Laminate	Open Concept	W/O To Patio
3	Den	Main	5.84	x 7.74	Laminate	B/I Closet	Separate Rm
4	Living	Main	10.66	x 11.84	Laminate	Open Concept	Window
5	Br	Main	9.41	x 9.84	W/O To Balcony	B/I Closet	4 Pc Ensuite

Client Remks: Rarely Does Something This Amazing Becomes Available! Steps Outside Of Yonge & Bloor This Fabulously Upgraded 1+ Den Sun-Filled South West Corner Unit W/500 Sqf Terrace Is Perfect Place For Living & Entertaining. Upgraded Kitchen W/ Extra Cabinetry, Center Island, Gas Stove & Walk Out To A Massive Terrace W/Gas Line For Bbq & Water Line. Luxurious Master Bdrm W/Custom B/I Closet, W/O To Private Balcony & Lavish 4Pc En-Suite. Den W/ Custom B/I Cabinets & Desk

Extras: Includes: S/S Gas Stove, Fridge, Dishwasher, B/I Microwave, Washer/Dryer, Everything On Terrace Including All Furniture, All Plants, Trees, Bbq, All Electrical Light Fixtures & All Window Coverings. 1 Parking & Locker. Five Star Amenities

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

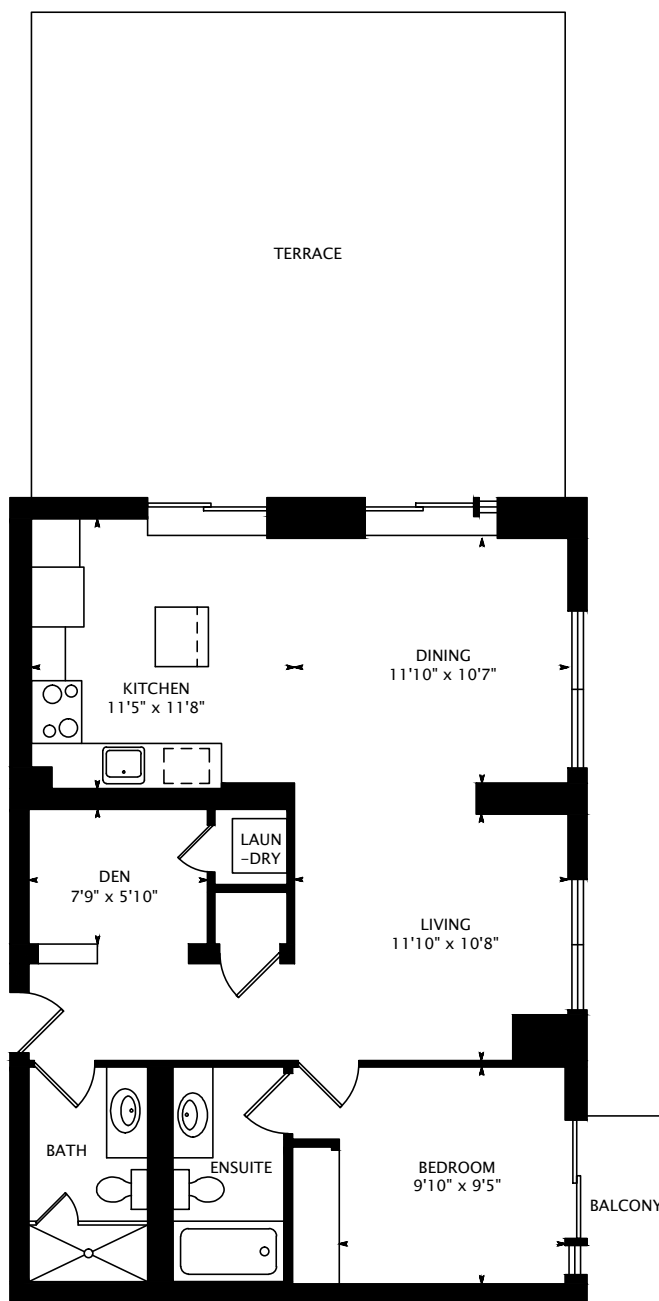
416-465-4545



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



35 HAYDEN STREET #518



875 SQUARE FEET
+ 488 SQUARE FEET TERRACE
+ 28 SQUARE FEET BALCONY

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