

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



500 Sherbourne St 217 List: **\$659,000** For: **Sale**

Toronto Ontario M4X1L1
 Toronto C08 North St. James Town Toronto 115-20-Q
 SPIS: N Taxes: \$3,811.00 / 2016

Condo Apt	#Shares%:	Rms: 5
2-Storey	Locker#:	Bedrooms: 1 + 1
Corp#: TSCC / 2123	Level: 2	Washrooms: 2
Unit#: 8		1x6x2nd, 1x2xMain
Zoning: Residential		
Prop Mgmt: Principle Property Management		
Dir/Cross St: Sherbourne & Wellesley		

MLS#: C3629997 Possession: 30-60 Tba
 Status Cert: N Bldg Name: The 500 Condos & Lofts PIN#:

<p>Kitchens: 1</p> <p>Fam Rm: N</p> <p>Basement: None</p> <p>Fireplace/Stv: N</p> <p>Heat: Forced Air / Gas</p> <p>Apx Age:</p> <p>Apx Sqft: 1000-1199</p> <p>Sqft Source: Toursler</p> <p>Exposure: Sw</p> <p>Assessment:</p> <p>Spec Desig: Unknown</p> <p>Phys Hdp-Eqp:</p>	<p>Pets Perm: Restrict</p> <p>Locker: Owned</p> <p>Maint: \$686.84</p> <p>A/C: Central Air</p> <p>Central Vac: N</p> <p>UFFI:</p> <p>Elev/Lift: Y</p> <p>Taxes Incl: N</p> <p>Heat Incl: Y</p> <p>Cable TV Incl: N</p> <p>Bldg Ins Incl: Y</p> <p>Com Elem Incl: Y</p> <p>Cert Level:</p> <p>Energy Cert:</p> <p>GreenPIS:</p>	<p>Retirement:</p> <p>Water Incl: Y</p> <p>Hydro Incl: N</p> <p>CAC Incl: Y</p> <p>Prkg Incl: Y</p>	<p>Balcony: Open</p> <p>Ens Lndry: Y</p> <p>Lndy Lev: Main</p> <p>Exterior: Brick</p> <p>Garage: Undergrnd / 1.0</p> <p>Park/Drive: Undergrnd</p> <p>Park Type: Owned</p> <p>Park Spcs: 1</p> <p>Park \$/Mo:</p> <p>Prk Lgl Dsc: Level A, Unit 1</p> <p>Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking</p> <p>Prop Feat: Clear View, Library, Park, Public Transit, Rec Centre, School</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.01	x 17.15	Combined W/Dining Laminate O/Looks Park
2	Dining	Main	14.01	x 17.15	Combined W/Living Laminate O/Looks Park
3	Kitchen	Main	9.09	x 14.66	Open Concept Laminate Stainless Steel Appl
4	Master	2nd	13.91	x 17.15	6 Pc Ensuite Laminate W/I Closet
5	Den	2nd			Combined W/Master Laminate Open Concept

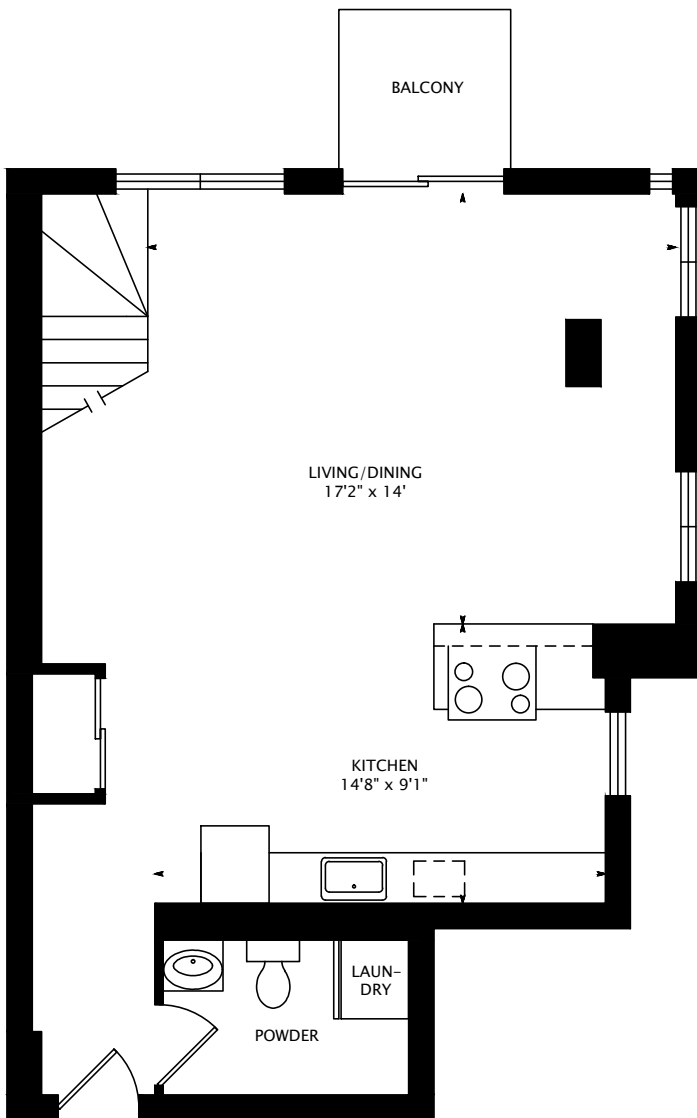
Client Remks: Spectacular 2-Level S/W Corner Loft, Bright & Spacious W/Lots Of Natural Light,Featuring Flr To Ceiling Windows 12Ft Ceilings On The Main Level & 22Ft Atrium Ceiling Overlooking The Park. Upgraded Modern Kitchen W/High-End Finishes,Pot Lts, Stone B/S, Wine Fridge & Island. It Is Absolutely Ideal For Entertaining & Impressing Everyone!Master Oasis Featuring 6 Pc. Spa Bathrm, W/I Closet W/ Custom B/I's. Short Walk To Ttc, Yonge & Bloor Shops. Fabulous Amenities

Extras: S/S (Fridge, Stove, B/I Dw, B/I Wine Fridge) Washer, Dryer, Electric Light Fixtures, Window Coverings, Custom Closet Organizers, Parking, Locker,

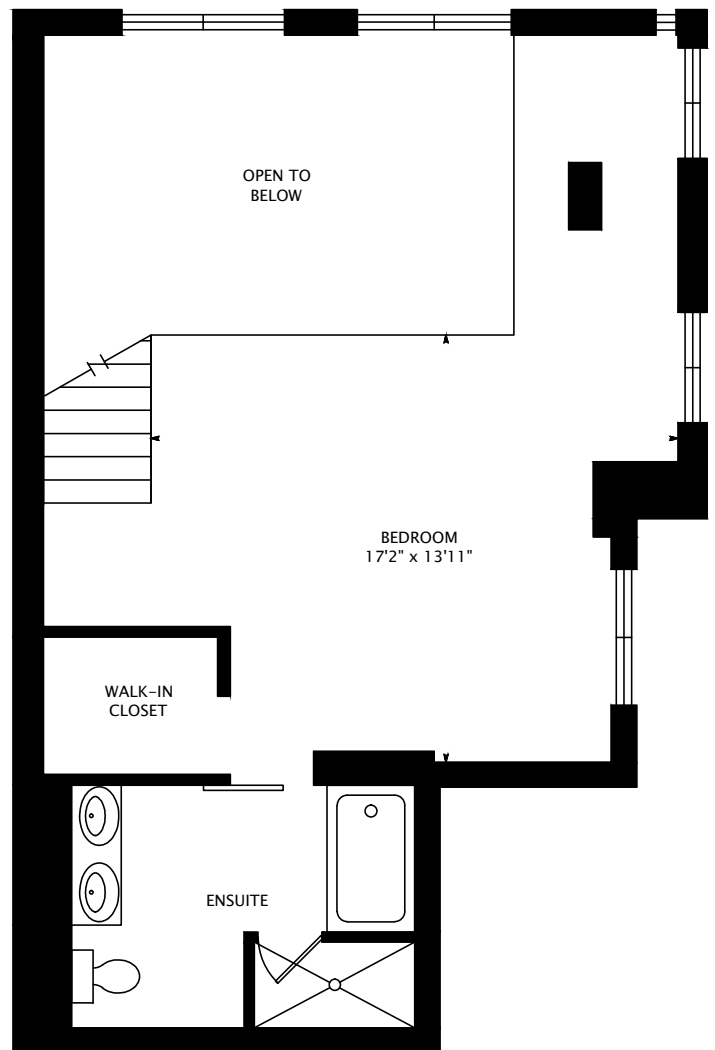
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE 416-465-4545



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



MAIN FLOOR
608 SQUARE FEET



SECOND FLOOR
461 SQUARE FEET

1069 SQUARE FEET
+ 29 SQUARE FEET BALCONY