



35 Brian Peck Cres 211 List: **\$345,000** For: **Sale**
Toronto Ontario M4G0A5
Toronto C11 Thorncliffe Park Toronto 115-23-L
SPIS: N **Taxes:** \$1,967.60 / 2016

Condo Apt **#Shares%:** **Rms:** 4
Apartment **Locker#:** **Bedrooms:** 1
Corp#: TSCP / 2351 **Level:** 2 **Washrooms:** 1
Unit#: 11 1x4
Zoning:
Prop Mgmt: First Service Residential 647-258-8218
Dir/Cross St: Eglinton & Laird

MLS#: C3634948		Possession: 30-60-Tbd		PIN#:	
Status Cert: N		Bldg Name: Scenic On Eglinton			
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$421.38	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Other
Heat:	Forced Air / Gas	Central Vac:	N	Garage:	Undergrnd / 1.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	622 Sq Ft Toursler	Taxes Incl:	N	Park Spcs:	1
Exposure:	Nw	Water Incl:	Y	Park \$/Mo:	
Assessment:		Heat Incl:	Y	Prk Lgl Dsc:	Level E, #85
Spec Desig:	Unknown	Hydro Incl:	N	Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Security System, Visitor Parking
Phys Hdp-Eqp:		Cable TV Incl:	N	Prop Feat:	Park, Place Of Worship, Public Transit, Treed
		CAC Incl:	Y		
		Bldg Ins Incl:	Y		
		Prkg Incl:	Y		
		Com Elem Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.33	x 6.43	Laminate	Stainless Steel Appl	Centre Island
2	Living	Main	21.65	x 11.09	Laminate	Open Concept	W/O To Balcony
3	Dining	Main	21.65	x 11.09	Laminate	Combined W/Living	Open Concept
4	Br	Main	10.76	x 8.76	Laminate	Sliding Doors	W/I Closet

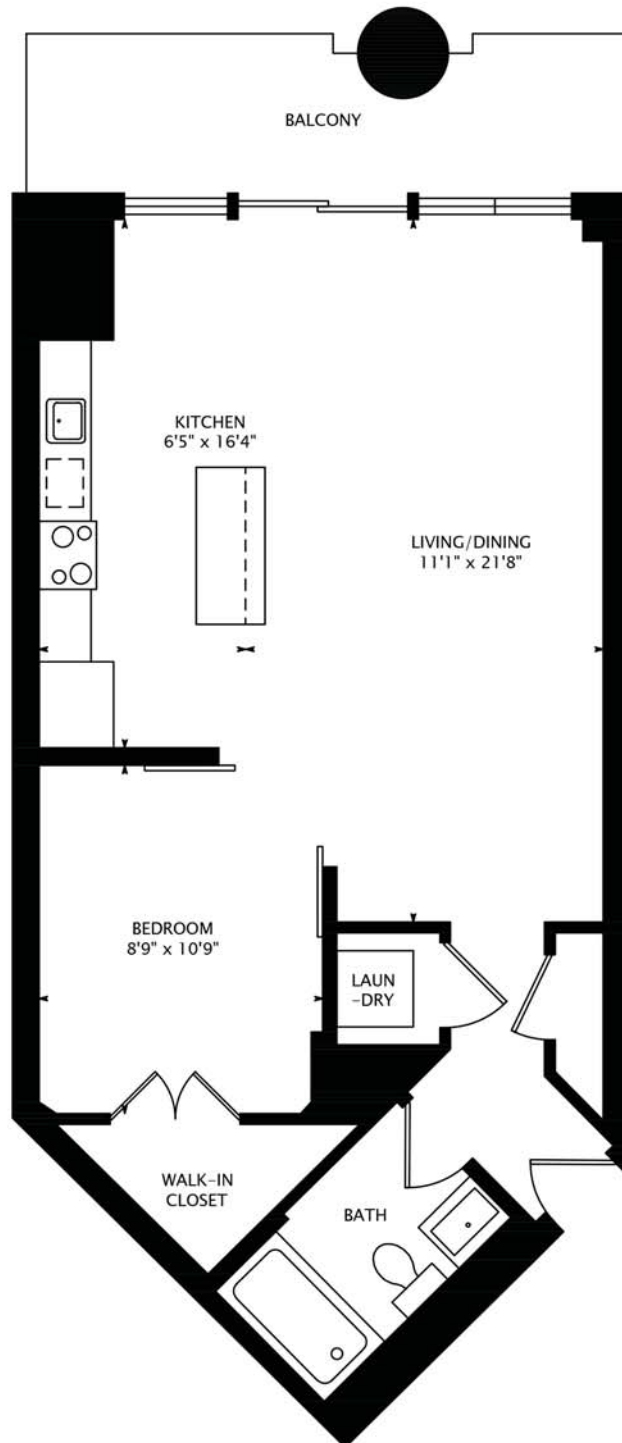
Client Remks: Come Home To This Modern & Stylish 622 Sq Ft1+1 Suite At Scenic On Eglinton. Beautifully Bright & Open-Concept, This Suite Boasts Stainless Steel Appliances, Centre Kitchen Island, A Spacious Living Area For Entertaining And A Walk-Out To Private 89 Sq Ft Balcony. The Master Bedroom Includes A Large Walk-In Closet. This Recently Built & Conveniently Located Condominium Complex Features State-Of-The-Art Amenities & Is Steps To The Future Crosstown L.R.T.

Extras: Sale Includes Fridge, Stove, Dishwasher, Washer/Dryer, Microwave.

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



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



622 SQUARE FEET
+ 89 SQUARE FEET BALCONY

Cameron Weir, Sales Representative (416) 578-5400 Cameron@TheWeirTeam.ca

Scott Hanton, Broker (416) 887-2530 Scott@TheWeirTeam.ca

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533
TheWeirTeam.ca