

	55 Regent Park Blvd 532		List: \$439,000 For: Sale
	Toronto Ontario M5A3H6		
	Toronto C08 Regent Park Toronto 120-21-S		
	Taxes: \$1,203.69 / 2021		Last Status: New
SPIS: N		DOM: 0	
Condo Apt	#Shares%:	Rms: 2	
Apartment	Locker#:	Bedrooms: 0	
Level: 5	Locker Level:	Washrooms: 1	
Unit#: 32	Locker Unit#:	1x3xFlat	
Corp#: TSCC / 2439			
Zoning:			
Dir/Cross St: Dundas/Parliament			
Prop Mgmt: Crossbridge Condominium Services (416) 510-8700			

MLS#: C5372117 **Sellers:** Judy Lynn Bender & Murray Andrew Bender **Contact After Exp:** N
Holdover: 365 **Possession Remarks:** Tba **Occup:** Owner **Status Cert:** Y
Bldg Name: One Park Place - South Tower **PIN#:** **ARN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$267.88	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac:	
Apx Age: 0-5	UFFI:	Gar/Gar Spcs: Undergrnd / 0.0
Apx Sqft: 0-499	Elev/Lift:	Park/Drive: Undergrnd
Sqft Source: Floor Plans	Taxes Incl: N Water Incl: Y	Park Type: None
Exposure: E	Heat Incl: Y Hydro Incl: N	Park/Drv Spcs: 0
Assessment:	Cable TV Incl: N CAC Incl: Y	Tot Pk Spcs: 0.0
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: N	Park \$/Mo:
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lev/Unit:
Prop Features: Arts Centre, Hospital, Library, Park, Rec Centre, School	Cert Level: Energy Cert:	Bldg Amen: Exercise Room, Guest Suites, Gym, Rooftop Deck/Garden, Squash/Racquet Court, Visitor Parking
GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.71	x 13.45	Open Concept Large Window East View
2	Kitchen	Flat	15.71	x 13.45	Combined W/Living Quartz Counter Stainless Steel Appl
3	Bathroom	Flat			Glass Doors Quartz Counter Tile Floor

Client Remks: Leed Certified Pied-?-Terre In The New Regent Park - This Is A Perfect Property To Start An Investment Portfolio, Or Become A First Time Property Owner In The Ever Increasing Toronto Real Estate Market - Modern & Bright, This Open Concept Suite Offers Full Size Ensuite Laundry, 9 Foot Ceiling & Wall To Wall Windows - Amenities In The Building Are Second To None But Right Outside Is A Full Football Pitch, Outdoor Ice Rink, State Of The Art Pool, Parks & More!

Extras: Amenities: Theater Rm, Billiards Rm, Party Rm, Mixer Lounge, Entertainment Lounge, Screening Rm, Media Lounge, Basketball Court, Gym, Bbq Terrace, Roof Top Garden, Foosball, Guest Suites, Etc Incl: All Appliances, Wdw Covs & Elfs

Brkage Remks: Please See Attached Schedule B & Ad Permission - Stat Cert Available Upon Request - Certified/Draft Deposit Funds Herewith - La Responds Quickly To Email - Thanks For Showing

Mortgage Comments: Treat As Clear

RE/MAX HALLMARK REALTY LTD., BROKERAGE Ph: 416-465-7850 Fax: 000-000-0000
 785 Queen St East Toronto M4M1H5
 WILLIAM BRIGGS WILKINSON, ABR, Salesperson 416-414-9887

Contract Date: 9/15/2021	Condition:	Ad: N
Expiry Date: 1/31/2022	Cond Expiry:	Escape:
Last Update: 9/15/2021	CB Comm: 2.5% + Hst	Original: \$439,000