

	<b>53 Colgate Ave 405</b>		<b>List: \$849,900 For: Sale</b>
	<b>Toronto Ontario M4M1N6</b>		
Toronto E01 South Riverdale Toronto 120-22-S			
Taxes: \$3,378.90 / 2021		Last Status: New	
SPIS: N		DOM: 0	
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Level: 04	Locker Level: P1	Washrooms: 2	
Unit#: 05	Locker Unit#: 13	1x4xMain, 1x3xMain	
Corp#: TSCP / 2189			
Zoning:			
Dir/Cross St: Queen & Carlaw			
Prop Mgmt: Peer Property Management 416-960-0144			

MLS#: E5299699	Sellers: Mark Aronson	Contact After Exp: N
Holdover: 365	Possession Remarks: 60-120 Days	Occup: Tenant Status Cert: Y
Bldg Name: Abode Lofts	PIN#:	ARN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$762.92	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	
<b>Apx Age:</b> 6-10	<b>UFFI:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Sqft:</b> 800-899	<b>Elev/Lift:</b>	<b>Park/Drive:</b> Private
<b>Sqft Source:</b> Floor Plans	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park Type:</b> Owned
<b>Exposure:</b> N	<b>Heat Incl:</b> N <b>Hydro Incl:</b> N	<b>Park/Drv Spcs:</b> 1
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> N	<b>Tot Pk Spcs:</b> 1.0
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Pk Spot#:</b> 08
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Park \$/Mo:</b>
	<b>Cert Level:</b> <b>Energy Cert:</b>	<b>Prk Lev/Unit:</b> P1 08
	<b>GreenPIS:</b>	<b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.53	x 11.55	Open Concept	W/O To Terrace	Combined W/Dining
2	Dining	Main	7.41	x 12.82	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Main	7.08	x 12.82	Granite Counter	Stainless Steel Appl	Open Concept
4	Master	Main	10.27	x 13.05	3 Pc Ensuite	W/I Closet	North View
5	2nd Br	Main	10.27	x 9.84	Broadloom	Double Closet	West View

**Client Remks:** Big Corner Penthouse Suite In This Boutique 15 Unit Building Offers The Feel Of Living In A Quiet Neighbourhood Just One Block From All The Action On Queen E - Big Beautiful Private Terrace With Clear Views & Gas Line For Year Round Bbqing - 10 Foot Ceilings Throughout & A Well Appointed Layout That Maximizes The Ample Sized Principal Rooms - Private Oversized Locker Built For Bicycle Storage - Ground Level Underground Parking Makes Loading The Car Easy!

**Extras:** Incl: All Appliances, Light Fixtures & Window Coverings - Currently Occupied By A Fantastic Tenant On Month To Month Paying Above Market Rent Willing To Stay - Pls Contact La For Additional Details.

**Brkage Remks:** Offers Will Be Reviewed Tuesday July 13 @ 1200Hrs, Pls Register No Later Than 1100Hrs - 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

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		
<b>Contract Date:</b> 7/07/2021	<b>Condition:</b>	<b>Ad:</b> N
<b>Expiry Date:</b> 12/31/2021	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 7/07/2021	<b>CB Comm:</b> 2.5% + Hst	<b>Original:</b> \$849,900