

	40 Scollard St 508	List: \$519,900 For: Sale
	Toronto Ontario M5R3S1	
	Toronto C02 Annex Toronto 115-19-Q	
	Taxes: \$2,198.85 / 2018	Last Status: New
SPIS: N	DOM: 0	
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 1 + 1
Level: 5	Locker Level: C	Washrooms: 1
Unit#: 08	Locker Unit#: 71	1x4
	Corp#: MTCC / 976	
Zoning:		
Dir/Cross St: Yonge St & Davenport Rd		
Prop Mgmt: First Service Residential 416-293-5900		

MLS#: C4162040 Sellers: Terry Olivier (Poa), Patricia Isobel Milne & Robert Dunbar Milne Contact After Exp: N
 Holdover: 365 Possession: Immed Occup: Owner Status Cert: N
 Bldg Name: Forty Scollard PIN#: ARN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$664.04	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Electric	Central Vac:	
Apx Age:	UFFI:	Gar/Gar Spcs: Undergrnd / 0.0
Apx Sqft: 600-699	Elev/Lift:	Park/Drive: Private
Sqft Source: 680 Sqft Per Floor Plans	Taxes Incl: N Retirement: Y	Park Type: None
Exposure: S	Heat Incl: Y Hydro Incl: Y	Park/Drv Spcs: 0
Assessment:	Cable TV Incl: N CAC Incl: Y	Tot Pk Spcs: 0
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: N	Park \$/Mo:
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lev/Unit:
	Cert Level: Energy Cert:	Bldg Amen:
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.23	x 12.76	Combined W/Dining	Open Concept	Laminate
2	Master	Main	9.51	x 10.43	Double Closet	South View	Laminate
3	Den	Main	7.15	x 8.50	Glass Doors	South View	Laminate
4	Kitchen	Main	6.26	x 9.58	Double Sink	Fluorescent	Tile Floor

Client Remks: There Are Only A Few Neighbourhoods In Toronto That Are Known Internationally & Visited For There Amenities By Locals - This Condo Is Located In The Best One! Yorkville! The Space Offers A Blank Canvas To A Savvy Buyer Who Wants To Customise The Finishes To Their Taste. Just Across The Street Inspiration Can Be Found At The Four Seasons - Fun, Food, & Fashion Are All Within Walking Distance But If You Need To Go A Bit Further Just Jump On The Subway @ Bloor

Extras: Maintenance Fees Include Heat, Ac & Electricity! Fridge, Stove, Dishwasher As Is With No Warranty - Newer Flooring Throughout, Freshly Painted & Newer High End Toilet.

Brkage Remks: La Responds Quickly To Email, Pls Attach Sched B & Advertising Consent To Offers, Min 5% Draft/Certified Deposit, Pls Be Respectful & Remove Your Shoes When Showing - Offers Anytime!

RE/MAX HALLMARK REALTY LTD., BROKERAGE Ph: 416-465-7850 Fax: 416-463-7850
 785 Queen St East Toronto M4M1H5
 WILLIAM BRIGGS WILKINSON, ABR, Salesperson 416-414-9887

Contract Date: 6/14/2018	Condition:	Ad: N	Appt: Through Office
Expiry Date: 12/31/2018	Cond Expiry:	Escape:	
Last Update: 6/14/2018	CB Comm: 2.5% +Hst	Original: \$519,900	