

	<b>21 Pirandello St 1240</b>		<b>List: \$669,900 For: Sale</b>
	<b>Toronto Ontario M6K3P4</b>		
	Toronto C01 Niagara Toronto 119-16-T <b>Taxes: \$2,860.59 / 2020</b> <b>Last Status: New</b> <b>SPIS: N</b> <b>DOM: 0</b>		
Condo Townhouse		<b>#Shares%:</b>	<b>Rms: 5</b>
2-Storey		<b>Locker#:</b>	<b>Bedrooms: 1 + 1</b>
<b>Level: 1</b>		<b>Locker Level: A</b>	<b>Washrooms: 2</b>
<b>Unit#: 18</b>		<b>Locker Unit#: 43</b>	<b>1x2xMain, 1x4x2nd</b>
		<b>Corp#: TSCC / 1660</b>	
<b>Zoning:</b>			
<b>Dir/Cross St: King St W &amp; Strachan Ave</b>			
<b>Prop Mgmt: Icon Property Management (416) 535-3938</b>			

<b>MLS#: C4963943</b>	<b>Sellers: Robert John Paul Reid</b>	<b>Contact After Exp: N</b>
<b>Opn Hse Note: By Appt Only</b>		
<b>Holdover: 365</b>	<b>Possession Remarks: 60 Days Tba</b>	<b>Occup: Owner Status Cert: N</b>
<b>Bldg Name: Liberty Village Townhomes</b>	<b>PIN#:</b>	<b>ARN#:</b>

<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> \$389.64	<b>Lndy Lev:</b> Upper
<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>	<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> Undergrnd
<b>Sqft Source:</b> 818 Per Floor Plan	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park Type:</b> Owned
<b>Exposure:</b> W	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Park/Drv Spcs:</b> 1
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Tot Pk Spcs:</b> 1.0
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Prk Lev/Unit:</b> Level A Unit 9
	<b>Cert Level:</b>	<b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Visitor Parking
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.51	x 3.08	Walk-Out Tile Floor Combined W/Living
2	Living	Main	11.74	x 9.74	Open Concept Hardwood Floor 2 Pc Bath
3	Dining	Main	9.32	x 8.99	Open Concept Hardwood Floor Combined W/Living
4	Kitchen	Main	9.25	x 9.15	Renovated Stainless Steel Appl Breakfast Bar
5	Master	2nd	11.68	x 7.68	Overlook Patio Double Closet 4 Pc Ensuite
6	Den	2nd	10.23	x 7.08	Hardwood Floor Closet Organizers West View
7	Bathroom	2nd	7.74	x 7.74	Tile Floor Combined W/Laundry 4 Pc Ensuite

**Client Remks:** Welcome To Your New Two Storey Townhome At Street Level Directly Across From Liberty Village Park. Floor To Ceiling Windows Look Out To The Fully Fenced West Facing Patio. Freshly Painted Throughout & Impeccably Well Kept. Open Concept Main Floor Offers A Powder Room & Breakfast Bar. A Real Den Off The Master Suite Is Easily Converted To A Nursery, Huge Walk In Closet (In Addition To The Double Closet) Or Proper Working From Home Office Setup.

**Extras:** All Appliances, Window Coverings, Light Fixtures, Closet Organizers, Underground Parking, Locker, Gas Bbq Line - Hvac & Hwt Rented (\$84.63/Mo)

**Brkage Remks:** All Showings Subject To Strict Covid Policies - Easy To Show With Lb - Please See Attached Schedule B & Ad Permission - Wire, Certified Cheque Or Bank Draft Deposit - La Responds Quickly To Email - Min 24 Hrs Irrevocable - Thanks For Showing!

RE/MAX HALLMARK REALTY LTD., BROKERAGE <b>Ph: 416-465-7850 Fax: 000-000-0000</b>			
785 Queen St East Toronto M4M1H5			
WILLIAM BRIGGS WILKINSON, ABR, Salesperson 416-414-9887			
<b>Contract Date:</b> 10/22/2020	<b>Condition:</b>	<b>Ad:</b> N	<b>Appt:</b> Via Brokerbay
<b>Expiry Date:</b> 4/19/2021	<b>Cond Expiry:</b>	<b>Escape:</b>	
<b>Last Update:</b> 10/22/2020	<b>CB Comm:</b> 2.5% + Hst	<b>Original:</b> \$669,900	