

	<b>19 Singer Crt 622</b>		<b>List: \$650,000 For: Sale</b>
	<b>Toronto Ontario M2K0B2</b>		
	Toronto C15 Bayview Village Toronto 103-24-E		
	Taxes: \$2,698.67 / 2020		Last Status: New
SPIS: N		DOM: 2	
Condo Apt	#Shares%:	Rms: 5 + 1	
Apartment	Locker#:	Bedrooms: 2 + 1	
Level: 5	Locker Level: C	Washrooms: 2	
Unit#: 56	Locker Unit#: 599	1x4, 1x3	
		Corp#: TSCC / 2231	
<b>Zoning:</b>			
Dir/Cross St: Leslie St & Sheppard Ave E			
Prop Mgmt: Crossbridge Condominium Service 416-901-6793			

MLS#: C4968325 Sellers: Myles Tyler Scott Anevich Contact After Exp: N  
 Opn Hse Note: By Appt Only  
 Holdover: 365 Possession Remarks: 30-60-90 Tba Occup: Owner Status Cert: N  
 Bldg Name: PIN#: ARN#: 190811302016794

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$827.01	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Sqft:</b> 1000-1199	<b>Elev/Lift:</b>	<b>Park/Drive:</b> Undergrnd
<b>Sqft Source:</b> 1085 Per Floor Plans	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park Type:</b> Owned
<b>Exposure:</b> Se	<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 D Unit 23
	<b>Cert Level:</b> <b>Energy Cert:</b>	<b>Bldg Amen:</b> Concierge, Exercise Room, Gym, Indoor Pool, Recreation Room, Visitor Parking
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.01	x 12.40	South View	Window Flr To Ceil	Open Concept
2	Dining	Flat	10.33	x 8.66	South View	W/O To Balcony	Open Concept
3	Kitchen	Flat	12.76	x 8.66	South View	Granite Counter	Centre Island
4	Master	Flat	11.32	x 8.99	4 Pc Ensuite	Double Closet	Window Flr To Ceil
5	2nd Br	Flat	11.68	x 8.99	East View	Closet	Window Flr To Ceil
6	Bathroom	Flat	5.35	x 4.99	4 Pc Bath	Granite Counter	Tile Floor
7	Foyer	Flat	4.99	x 4.59			

**Client Remks:** Fantastic Corner Suite With Unobstructed South Views, Floor To Ceiling Windows & Uninterrupted Natural Light All-Day-Long - Open Concept Space With Well Defined Principal Rooms Makes All 1085Sqft Count & Is An Ideal Layout - Both Bedrooms Easily Accommodate King Size Beds & 19 Singer Offers First Class Building Amenities Plus A Ton Of Retail Just Across The Street - Alternatively A 2 Min Walk Will Get You To The Subway Or A 2 Min Drive & Be On The 401.

**Extras:** Amenities: Indoor Lap & Wading Pool, Hot Tub, Theater Rm, Karaoke Rm, Basketball Court, Gym, Indoor Playground, Bbq Terrace, Hot Yoga Studio, Dog Spa, Billiards, Foosball, Guest Suites, Etc Incl: All Appliances, Wdw Covs, Elfs & Xxl Locker

**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

**Mortgage Comments:** Underground Visitor Parking At North Side Of Building Beside Toothology Dentistry

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> 10/26/2020	<b>Condition:</b>	<b>Ad:</b> N	<b>Appt:</b> Via Brokerbay
<b>Expiry Date:</b> 2/23/2021	<b>Cond Expiry:</b>	<b>Escape:</b>	
<b>Last Update:</b> 10/26/2020	<b>CB Comm:</b> 2.5% + Hst	<b>Original:</b> \$650,000	