

	263 Wellington St W 804 Toronto Ontario M5V3P9 Toronto C01 Waterfront Communities C1 Toronto 120-18-T Taxes: \$2,511.00 / 2016 For: Sale SPIS: N Last Status: Sld DOM: 22	Sold: \$366,000 List: \$364,950 % Dif: 100
	Condo Apt #Shares%: Rms: 4 + 1 Apartment Locker#: N/A Bedrooms: 2 Unit#: 804 Locker Lev Unit: Washrooms: 1 Corp#: TSCC / 2010 Locker Unit#: 1x4xMain Level: 08  Zoning: Dir/Cross St: Wellington/Blue Jays Way Prop Mgmt: Larlyn Property Management Ltd.	

MLS#: C3604340 Sellers: Konark Gupta Contact After Exp: N  
 Holdover: 120 Possession: Oct.31/16/Tba Occup: Tenant Status Cert: N  
 Bldg Name: PIN#: ARN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$655.60	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Undergrnd/0.0
Apx Age: 6-10	UFFI: No	Park/Drive: Undergrnd
Apx Sqft: 800-899	Elev/Lift: Y Retirement: N	Park Type: None
Sqft Source: N/A	Taxes Incl: N Water Incl: Y	Prk/Drv Spcs: 0 Tot Prk Spcs:
Exposure: S	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl: N CAC Incl: Y	Prk Lvl/Unit:
Spec Desig: Other	Bldg Ins Incl: Y Prkg Incl: N	Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Rooftop Deck/Garden, Security System, Visitor Parking
	Com Elem Incl: Y	Prop Feat: Park, Public Transit

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.89	x 13.58	Hardwood Floor	Window	W/O To Balcony
2	Dining	Flat	16.89	x 13.58	Hardwood Floor	Combined W/Living	
3	Kitchen	Flat	8.99	x 8.89	Stainless Steel Appl	Ceramic Floor	Granite Counter
4	Master	Flat	13.58	x 11.97	Mirrored Closet	Large Window	Hardwood Floor
5	Den	Flat	10.59	x 6.95	Hardwood Floor		

Client Remks: A++ Location ! 830 Sqft Luxurious Condo In The Heart Of Entertainment & Financial Districts At Blue Jays/Wellington. Walk Score 99, Transit Score 100. Steps To Grocery, Restaurants, Bars, Shopping, Tiff, Rogers Ctr, Cn Tower, Ttc, Union, Gardiner Expwy, Path. Stunning 8th Floor Unit With Balcony, Large Bedroom, Huge Den As Good As 2nd Bedroom, Large Kitchen, And Foyer. Quiet, Boutique Building With Few Units. Attractive Rental Opportunity About \$2,000/Month.

Extras: All Existing Electric Fixtures. Stainless Steel Fridge, Stove, Dishwasher, Granite Counters In Kitchen & Bathroom, Stacked Washer/Dryer.

Concierge. Free Party Room, Underground Parking Available For Purchase Or Rent, Free Visitor Parking

Brkage Remks: Deposit Cheque Must Be Certified. Pls Allow Around 24 Hours Notice For Showings. Attach Schedule "B" And Form 801 With All Offers.

List: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682

**GYANESH PALIWAL, Salesperson 416-823-1248**

Co-Op: RIGHT AT HOME REALTY INC., BROKERAGE

Khema Dudhee, Salesperson

Contract Date: 9/14/2016

Sold Date: 10/06/2016

Leased Terms:

Expiry Date: 12/20/2016

Closing Date: 11/01/2016

Original: \$364,950

Last Update: 10/07/2016

CB Comm: 2.5% + Hst