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|--|--|--------------------------|
|  | <b>70 High Park Ave 1202</b>                           | <b>Sold: \$630,000</b>   |
|  | <b>Toronto Ontario M6P1A1</b>                          | <b>List: \$658,860</b>   |
|  | Toronto W02 High Park North Toronto 114-12-Q % Dif: 96 |                          |
| For: Sale  | SPIS: N  | DOM: 23                  |
|  |  | Taxes: \$2,542.75 / 2020 |
| Condo Apt  | #Shares%:  | Rms: 5                   |
| Apartment  | Locker#: #257  | Bedrooms: 2              |
| Unit#: 02  | Locker Lev/Unit: B                                     | Washrooms: 2             |
| Corp#: TSCC / 1676   | Locker Unit: 257                                       | 1x4, 1x3                 |
|  | Level: 12  |                          |
| Dir/Cross St: High Park & Bloor  |  |                          |
| Prop Mgmt: Crossbridge Condominium Services                                      |  |                          |

|                |                           |                       |
|----------------|---------------------------|-----------------------|
| MLS#: W4960425 | Contract Date: 10/20/2020 | Sold Date: 11/12/2020 |
| PIN#:          |                           |                       |

|                                   |  |   |
|-----------------------------------|--|---|
| <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> \$558.07                         | <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>Gar/Gar Spcs:</b> Undergrnd / 1.0      |
| <b>Apx Age:</b>                   | <b>UFFI:</b>                                   | <b>Park/Drive:</b> Undergrnd              |
| <b>Apx Sqft:</b> 600-699          | <b>Elev/Lift:</b>                              | <b>Park Type:</b> Owned                   |
| <b>Sqft Source:</b> Per Floorplan | <b>Taxes Incl:</b> N                           | <b>Park/Drv Spcs:</b> 1 Tot Prk Spcs: 1.0 |
| <b>Exposure:</b> Ne               | <b>Water Incl:</b> Y                           | <b>#:</b> 44                              |
| <b>Assessment:</b>                | <b>Heat Incl:</b> Y                            | <b>Park \$/Mo:</b>                        |
| <b>Spec Desig:</b> Unknown        | <b>Hydro Incl:</b> N                           | <b>Prk Lvl/Unit:</b> Level B-44           |
| <b>Phys Hdcap-Eqp:</b>            | <b>Cable TV Incl:</b> N                        | <b>Bldg Amen:</b>                         |
|                                   | <b>CAC Incl:</b> Y                             | <b>Com Elem Incl:</b> Y                   |
|                                   | <b>Bldg Ins Incl:</b> Y                        |   |
|                                   | <b>Prkg Incl:</b> Y                            |   |
|                                   | <b>Cert Level:</b>                             |   |
|                                   | <b>Energy Cert:</b>                            |   |
|                                   | <b>GreenPIS:</b>                               |   |
|                                   | <b>Prop Feat:</b> Park, Public Transit, School |   |

| # | Room      | Level | Length (ft) | Width (ft) | Description                                     |
|---|-----------|-------|-------------|------------|---|
| 1 | Kitchen   | Main  | 10.96       | x 11.48    | Ceramic Floor Ceramic Back Splash Open Concept  |
| 2 | Living    | Main  | 9.94        | x 11.84    | Combined W/Dining Hardwood Floor W/O To Balcony |
| 3 | Dining    | Main  | 9.94        | x 11.84    | Combined W/Living Hardwood Floor Open Concept   |
| 4 | Prim Bdrm | Main  | 9.25        | x 17.32    | Large Closet 4 Pc Ensuite Hardwood Floor        |
| 5 | 2nd Br    | Main  | 8.82        | x 9.45     | Closet Window Hardwood Floor                    |

**Client Remks:** Sophisticated Living In High Park's Luxury Heritage Daniels Building! Rarely Avail & Highly Sought After 2 Bdrm 2 Bath Suite W Split Firplan, Master Room Ensuite. Well-Designed W Spacious O/C Principal Rms W/Gleaming Hardwood & Lots Of Natural Light. Enjoy Beautiful Sunsets & Tree-Top Views From Spacious Balcony. Self-Contained Heat/Cool Ventilation System Draws In Fresh Air. Convenient Ensuite Laundry. Parking Spot & Locker! Luxury Bldg Amenities:Gym, Party/  
**Extras:** Billiards Rm, Theatre, Courtyard W Bbq, & More. Steps Away From Beautiful High Park & Bloor West Village Shops, Restaurants, Cafes, & All Amenities. A+ Transitscore, 2 Min Walk To Subway. This One Shines! See Virtual Tour Attached!