

	20 Avoca Ave 1601		List: \$1,150,000 For: Sale
	Toronto Ontario M4T2B8		
	Toronto C09 Rosedale-Moore Park Toronto 115-20-N		
SPIS: N		Taxes: \$0.00 / 2021	DOM: 26
Co-Op Apt	Apartment	Rms: 5	
Corp#: N/A / 0	#Shares%: 30	Bedrooms: 2	
Unit#: 01	Locker#:	Washrooms: 2	
	Locker Lev Unit:	1x3xFlat, 1x2xFlat	
	Locker Unit#: 1601		
	Level: 16		
Zoning:			
Prop Mgmt: Crossbridge Condominiums			
Dir/Cross St: Yonge & St Clair			

MLS#: C5383908	Possession Remarks: Nov 22/T.B.C		
Status Cert: N	Bldg Name: Avoca Apartments Ltd.		PIN#:
Kitchens: 1	Pets Perm: N	Balcony: Open	
Fam Rm: N	Locker: Exclusive	Ens Lndry: N	
Basement: None	Maint: \$1,814.73	Lndy Lev: Lower	
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete	
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 1.0	
Apx Age: 51-99	UFFI:	Park/Drive: Undergrnd	
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Rental	
Sqft Source: Floor Plan	Taxes Incl: Y	Park/Drv Spcs: 1	
Exposure: Nw	Water Incl: Y	Tot Prk Spcs: 1.0	
Assessment:	Heat Incl: Y	Park \$/Mo: 75.00	
Spec Desig: Unknown	Cable TV Incl: Y	Park Lvl/Unit:	
Phys Hdp-Eqp:	Bldg Ins Incl: Y	Bldg Amen: Car Wash, Gym, Outdoor	
	Com Elem Incl: Y	Pool, Party/Meeting Room, Sauna, Security	
	Cert Level:	Guard	
	Energy Cert:	Prop Feat: Library, Park, Place Of	
	GreenPIS:	Worship, Public Transit, Ravine	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.99	x 13.68	Hardwood Floor Window Flr To Ceil W/O To Balcony
2	Dining	Main	10.00	x 8.99	Hardwood Floor Window Flr To Ceil Open Concept
3	Kitchen	Main	8.99	x 8.99	Hardwood Floor Breakfast Bar Open Concept
4	Prim Bdrm	Main	16.50	x 12.82	Hardwood Floor 3 Pc Ensuite Closet
5	2nd Br	Main	12.82	x 10.00	Hardwood Floor W/O To Balcony Closet

Client Remks: Beautifully Renovated Unit With Floor To Ceiling Windows And Breathtaking Views. Bright And Spacious With Wrap Around Balcony. Open Concept Kitchen/Lvr/Dnr. Large Principal Bedroom With Custom Closet And Stunning En-Suite. 2nd Bedroom Currently Used As Office With Access From Hallway And Living Room. Lots Of Storage.

Extras: Incl: Fridge, Stove, B/I Dishwasher, Microwave/Hood, All Existing Window Coverings, Ceiling Fixtures In Office And Kitchen. Excl: Master Bedroom Ceiling Fan And Dining Room Pendant.