

	<b>76 Shuter St 509</b>	<b>Sold: \$657,500</b>	<b>1</b>
	<b>Toronto Ontario M5B1B4</b>	<b>List: \$675,000</b>	
Toronto C08 Church-Yonge Corridor Toronto 120-20-S % Dif: 97			
For: Sale		SPIS: N	DOM: 19
Taxes: \$2,554.74 / 2020			
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#: C44	Bedrooms: 1 + 1	
Unit#: 9	Locker Lev/Unit: C	Washrooms: 1	
Corp#: TSCC / 1884	Locker Unit: 444	1x4xFlat	
	Level: 5		
Dir/Cross St: Church And Shuter			
Prop Mgmt: Shelter Property Management			

MLS#: C5283228	Contract Date: 6/22/2021	Sold Date: 7/11/2021
PIN#:		

<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> \$731.60	<b>Lndy Lev:</b> Main
<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>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> 748 Builder Plan	<b>Retirement:</b>	<b>Park/Drv Spcs:</b> 1 Tot Prk Spcs: 1.0
<b>Exposure:</b> W	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>#:</b> 16
<b>Assessment:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Prk Lvl/Unit:</b> Level C
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b> Bbqs Allowed, Concierge, Gym, Party/Meeting Room, Sauna, Visitor Parking
	<b>Cert Level:</b>	<b>Com Elem Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Hospital, Library, Park, Place Of Worship, Public Transit, School	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.01	x 12.10	Combined W/Dining	W/O To Terrace	Laminate
2	Dining	Flat	14.01	x 12.10	Combined W/Living	Large Window	Laminate
3	Kitchen	Flat	12.69	x 10.00	Breakfast Bar	W/O To Terrace	Laminate
4	Prim Bdrm	Flat	11.71	x 13.61	W/I Closet	4 Pc Ensuite	Laminate
5	Den	Flat	10.04	x 8.69	Laminate	Large Window	Laminate
6	Other	Flat	32.60	x 7.90	Balcony		

**Client Remks:** Huge Private Terrace Over 600 Sq. Ft. With Bbq's Allowed. Large One Plus Den At 748 Sq. Ft. In Intimate Boutique Building. Functional Layout. Extra Large Bedroom With Walk-In Closet And Den That Could Be A Separate Room. Convenient Location. Around Corner From Dundas Square And Ryerson University Is Nearly At Door Step. 5 Min Walk To Subway And The Path, Gardiner, Eaton Centre, St Lawrence Market, Parks, Restaurants, Theatres. Parking And Locker Included.

**Extras:** Amenities Include: Concierge, Gym, Sauna, Visitor Parking, Party Room And More. Unit Includes: Stainless Steel Fridge, Stove, D/W, W/D, Elfs, Parking And Locker. Bonus Hydro Included In Maintenance Fee.