

	100 Quebec Ave 404 Toronto Ontario M6P 4B8 Toronto W02 High Park North Toronto 114-12-Q SPIS: N Taxes: \$2,769.00 / 2017		List: \$769,000 For: Sale DOM: 2
	Condo Apt Apartment Corp#: YCC / 435 Unit#: 04	#Shares%: Locker#: 2-10 Locker Lev Unit: Locker Unit#: Level: 4	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x2
	Zoning: Prop Mgmt: Crossbridge Dir/Cross St: Keele/Bloor		

MLS#: W4091417	Possession: Immediate	
Status Cert: Y	Bldg Name: High Park Green	PIN#: 114350115
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 900-999 Sqft Source: Builder's Floor Plan Exposure: W Assessment: Spec Desig: Other Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$740.52 A/C: Central Air Central Vac: UFFI: Elev/Lift: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Pk Spot#: 446 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Outdoor Pool, Party/Meeting Room, Sauna, Tennis Court, Visitor Parking Prop Feat: Lake/Pond, Library, Park, Public Transit, School

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Flat	6.00	x 3.00	Hardwood Floor Open Concept W/O To Balcony
2	Dining	Flat	3.20	x 2.50	Hardwood Floor Combined W/Living L-Shaped Room
3	Kitchen	Flat	3.45	x 2.30	Tile Floor Stainless Steel Appl Renovated
4	Master	Flat	4.10	x 3.55	Broadloom His/Hers Closets
5	2nd Br	Flat	3.45	x 2.80	Broadloom Accoustic Ceiling
6	Laundry	Flat	1.75	x 1.00	Tile Floor
7	Bathroom	Flat			Tile Floor
8	Bathroom	Flat			Tile Floor Ensuite Bath

Client Remks: Beautifully Renovated Spacious 2 Bed, 2 Bath With Huge Balcony On Quiet Side Of Building! Be The First To Enjoy New Hardwood, Broadloom, Kitchen Cabinets, Quartz Counter Top, Hardware, Light Fixtures And Fresh Paint Throughout! Steps From High Park Subway And Bloor West Village Shops And Restaurants. Easy Access To Gardiner And 401. Impeccably Maintained Building With Elegant Landscaping, Outdoor Pool, Tennis Courts, Gym, Sauna And Visitor Parking.

Extras: All Electric Light Fixtures, Window Coverings & Shelves, S/S Kitchenaid Fridge, S/S Stove, New Whirlpool Dishwasher, Bosch Washer & Dryer

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300