

	1100 Kingston Rd 708 Toronto Ontario M1N0B3 Toronto E06 Birchcliffe-Cliffside Toronto 121-28-R Taxes: \$4,012.02 / 2020 SPIS: N		List: \$895,000 For: Sale
	Condo Apt Apartment Level: 7 Unit#: 8	#Shares%: Locker#: 42 Locker Level: A Locker Unit#: 42 Corp#: TSCC / 2688	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xFlat, 1x4xFlat
Zoning: Dir/Cross St: Kingston Rd / Blantyre Ave Prop Mgmt: Crossbridge Condominium Services			

Possession Remarks: TBD **Status Cert:** Y
Bldg Name: Kingston & Co **PIN#:** 766880125 **ARN#:** 190101201003974

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Apx Sqft: 1000-1199 Sqft Source: 1041 sqft interior - MPAC, 288 sqft Terr Exposure: NS Assessment: Spec Desig: Unknown Phys Hdp-Eqp: Prop Features: Beach, Park, Place of Worship, Public Transit, School	Pets Perm: Restrict Locker: Owned Maint: \$738.06 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: N Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Undergrnd / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Pk Spcs: 1 Pk Spot#: 20 Park \$/Mo: Prk Lev/Unit: Level B/Unit 20 Bldg Amen: BBQs Allowed, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.00	x 11.55	Hardwood Floor	W/O To Terrace	Combined w/Dining
2	Dining	Flat	10.07	x 10.07	Hardwood Floor	North View	Open Concept
3	Kitchen	Flat	12.00	x 11.55	Stone Counter	Stainless Steel Appl	Centre Island
4	Master	Flat	10.59	x 11.58	South View	W/I Closet	3 Pc Ensuite
5	2nd Br	Flat	9.15	x 9.91	South View	Hardwood Floor	Large Closet
6	Other	Flat	8.76	x 32.41	North View		

Client Remks: Welcome Home To Suite 708 At The Esteemed Kingston & Co! This Sun Filled Beauty Sits Above The Treetops With Spectacular Park And Lake Views. Open Concept Living With Plenty Of Upgrades. Enjoy The Massive 288 Sq. Ft Private Terrace Complete With Gas BBQ And Water Hookups. This Spacious 1041 Sq. Ft 2 Bedroom and 2 Bathroom Suite Spans Both The North and South Sides Of The Building. First Class Building Amenities And Steps To Shops, Restaurants, TTC!

Extras: See Sched B for full list of inclusions & exclusions. SS: Blomberg Refrigerator, Blomberg B/I Dishwasher, Blomberg Oven, AEG Gas Cooktop, Panasonic B/I Microwave, Falmec Vent Hood. White Blomberg Stacked Washer & Dryer. 'Other' is terrace.

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