38 Grand Magazine Street

SUITE 1045

38 Grand Magazine St 1045 **List: $599,000** **For: Sale**
Toronto Ontario M5V0B1
Toronto C01 Niagara Toronto 120-17-T
SPIS: N **Taxes:** $2,211.86 / 2021 **DOM:** 0

Condo Apt | Apartment | **Rms:** 5
Corp#: TSCC / 2433 | **#Shares%:** | **Bedrooms:** 1 + 1
Unit#: 27 | **Locker#:** 258 | **Washrooms:** 1
Locker Lev Unit: C | 1x1xFlat
Locker Unit#: 258
Level: 8
Zoning:
Prop Mgmt: Firstservice Residential Ontario 416-293-5900
Dir/Cross St: Bathurst St And Lakeshore Blvd

MLS#: C5592792 **Possession Remarks:** 60/Tbd
Status Cert: Y **Bldg Name:** The York Harbour Club **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned	**Ens Lndry:**	Y
Basement:	Unfinished	**Maint:**	$538.01	**Lndy Lev:**	
Fireplace/Stv:	N	**A/C:**	Central Air	**Exterior:**	Brick / Concrete
Heat:	Heat Pump / Gas	**Central Vac:**		**Gar/Gar Spcs:**	Undergrnd / 1.0
Apx Age:		**UFFI:**		**Park/Drive:**	Undergrnd
Apx Sqft:	600-699	**Elev/Lift:**	**Retirement:**	**Park Type:**	Owned
Sqft Source:	654 Interior As Per Mpac	**Taxes Incl:**	N **Water Incl:** Y	**Park/Drv Spcs:**	1
Exposure:	Nw	**Heat Incl:**	Y **Hydro Incl:** N	**Tot Prk Spcs:**	1.0
Assessment:		**Cable TV Incl:**	N **CAC Incl:** Y	**Pk Spot#:**	29
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y **Prkg Incl:** Y	**Park $/Mo:**	
Phys Hdp-Eqp:		**Com Elem Incl:**	Y	**Prk Lvl/Unit:**	C/29
		Cert Level:		**Bldg Amen:**	Concierge, Gym, Outdoor Pool, Rooftop Deck/Garden, Security System, Visitor Parking
		Energy Cert:			
		GreenPIS:		**Prop Feat:**	Lake Backlot, Park, Place Of Worship, Public Transit, School

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.68	x 12.56	Open Concept	Nw View	W/O To Balcony
2	Dining	Flat	13.68	x 12.56	Combined W/Living	Laminate	Window Flr To Ceil
3	Kitchen	Flat	7.68	x 13.58	Stainless Steel Appl	Stone Counter	Open Concept
4	Prim Bdrm	Flat	12.56	x 9.84	Double Closet	Laminate	Window Flr To Ceil
5	Den	Flat	10.50	x 6.26	Closet	Separate Rm	Window Flr To Ceil
6	Foyer	Flat	4.76	x 4.99	Double Closet	Laminate	

Client Remks: Live Grand At 38 Grand Magazine! This Magazine Worthy Corner Unit Checks All Of The Boxes! An Open Concept, Spacious 1 Bedroom Plus Den (Can Be Used As A 2nd Bedroom) Is Equipped With Floor To Ceiling Windows And Plenty Of Natural Light. Stylish Kitchen With Stainless Steel Appliances And Stone Countertops. Brand New Flooring Provides A Chic And Modern Feel. Walk Out To West Facing Balcony For Epic Afternoon Sun. Steps To The Lake/Ttc/Restos/Bars/Parks!

Extras: Inclusions: Stainless Steel: Refrigerator, Stove, B/I Dishwasher, Microwave Hood-Vent. Stacked Whirlpool Washer/Dryer, All Electrical Light Fixtures, All Window Coverings, Heat Pump. Includes 1 Parking Space And 1 Locker! A++ Amenities!

Listing Contracted With: RE/MAX HALLMARK REALTY LTD., BROKERAGE 416-465-7850

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