

	13 Foundry Ave 242 Toronto Ontario M6H4K7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto 114-14-P SPIS: N Taxes: \$2,683.09 / 2016 DOM: 6	List: \$599,000 For: Sale 1
	Condo Townhouse #Shares%: 3-Storey Locker#: Corp#: TSCC / 2142 Level: 2 Unit#: 242 Zoning: Prop Mgmt: Taft Property Management Dir/Cross St: Davenport And Lansdowne	

MLS#: W3635694 Possession: 60-90 Days Tba
 Status Cert: N Bldg Name: PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1138 As Per Floor Plan Exposure: E Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$312.36 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N 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: Exterior: Brick Garage: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park Spcs: 1 Park \$/Mo: Prk Lgl Dsc: Level A Unit 83 Bldg Amen: Bbqs Allowed, Visitor Parking Prop Feat: Park, Public Transit
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	2.74	x 2.44	Modern Kitchen Granite Counter Ceramic Back Splash
2	Living	Main	5.18	x 5.08	Hardwood Floor Combined W/Dining Open Concept
3	Dining	Main	5.18	x 5.08	Hardwood Floor Combined W/Living Open Concept
4	Master	2nd	2.74	x 4.27	Hardwood Floor W/I Closet W/O To Balcony
5	2nd Br	2nd	2.39	x 3.30	Hardwood Floor Window Closet
6	Loft	3rd	4.37	x 2.87	Hardwood Floor W/O To Balcony
7	Other	3rd	6.10	x 2.59	East View

Client Remks: Welcome To 242-13 Foundry Av!All Brick Corner Th;The Wiltshire Model@1,138 Sqft,Modern 3 Story Home Is Open&Spacious W/2 Br's+Loft,1 Prking Spot&1 Lcker.Engineered Hrdwd Flooring&Custom Wood Shutters.Great Layout W/Fresh Paint,Modern Kitchen W/Granite Counter Tops,Custom Pantry,Ceramic B/Splash,S/S Appliances,Centre Island W/Dble Sink&Breakfast Nook.Great Layout 4 Liv Rm&Din Rm.Loft Can Be Used As A 3rd Br/Office.200 Sqft Balcony;Perfect 4 Bbq's&Entertaining.
Extras: All Electrical Light Fixtures, All Window Coverings, Stainless Steel Fridge, Stove, Microwave With Fan, Dishwasher; Washer & Dryer.

Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE 416-769-1616