

	20 Foundry Ave 202		List: \$659,000 For: Sale 1
	Toronto Ontario M6H4L1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto 114-14-P SPIS: N Taxes: \$2,628.06 / 2016 DOM: 1		
Condo Apt #Shares%: Rms: 6 3-Storey Locker#: Bedrooms: 2 + 1 Corp#: TSCC / 2142 Level: 2 Washrooms: 2 Unit#: 202 1x2xMain, 1x4x2nd		Zoning: Prop Mgmt: Taft Property Management Dir/Cross St: Lansdowne & Davenport	

MLS#: W3614259		Possession: January 2017	
Status Cert: N		Bldg Name:	
Pin#:			
Kitchens: 1	Pets Perm: Restrict	Balcony: Terr	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$363.97	Lndy Lev:	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick	
Heat: Forced Air / Gas	Central Vac:	Garage: Undergrnd / 1.0	
ApX Age:	UFFI:	Park/Drive: Undergrnd	
ApX Sqft: 1000-1199	Elev/Lift:	Park Type: Owned	
Sqft Source: 1109 As Per Floorpan	Retirement:	Park Spcs: 1	
Exposure: S	Taxes Incl: N Water Incl: Y	Park \$/Mo:	
Assessment:	Heat Incl: N Hydro Incl: N	Prk Lgl Dsc: Level A Unit 82	
Spec Desig: Unknown	Cable TV Incl: N CAC Incl: N	Bldg Amen: Bbqs Allowed, Visitor	
Phys Hdp-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Parking	
	Com Elem Incl: Y	Prop Feat: Park, Public Transit	
	Cert Level:		
	Energy Cert:		
	GreenPIS:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.05	x 2.44	Modern Kitchen	Granite Counter	Ceramic Back Splash
2	Living	Main	5.16	x 5.31	Hardwood Floor	Combined W/Dining	Open Concept
3	Dining	Main	5.16	x 5.31	Hardwood Floor	Combined W/Living	Open Concept
4	Master	2nd	2.74	x 4.50	Hardwood Floor	W/I Closet	W/O To Balcony
5	2nd Br	2nd	2.39	x 3.58	Hardwood Floor	Closet	Window
6	Loft	3rd	4.39	x 3.05	Hardwood Floor	W/O To Balcony	
7	Other	3rd	6.12	x 3.00	South View	O/Looks Park	

Client Remks: Welcome To 202-20 Foundry Av! Located In Dovercourt Village. Across From A Park, The Greenwich Model @ 1,109 Sqft, This Modern 3 Story Home Is Open & Spacious W/ 2 Br's + Loft & 1 Prking Spot. Walk In 2 Find Hardwood Flooring Throughout, Fresh Modern Paint, Modern Kitchen W/ Granite Counter Tops, Ceramic Back Splash & Centre Island W/ Dble Sink & Breakfast Nook. Loft Can Be Used As 3rd Br Or Office. 182 Sqft Balcony; Perfect 4 Bbq's & Entertaining W/ Inviting Views Of Davenport Park.

Extras: Electrical Light Fixtures, Window Coverings, Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, Gas Burner & Equipment, Central Air Conditioner & Equipment. Exclude: 3 Kitchen Shelves, Light Fixtures In Dining Room & 2nd Bedroom.

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