

	1300 Islington Ave 2706 Toronto Ontario M9A5C4 Toronto W08 Islington-City Centre West Toronto 113-8-P SPIS: N Taxes: \$2,352.87 / 2016 DOM: 1		List: \$699,000 For: Sale 1																																																
	Condo Apt Apartment Corp#: MTCC / 759 Unit#: 6	#Shares%: Locker#: B Locker Lev Unit: Locker Unit#: Level: 26	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4xFlat, 1x2xFlat																																																
	Zoning: Prop Mgmt: Andrej Management Inc Dir/Cross St: Bloor/Islington/Dundas																																																		
MLS#: W3767308 Possession: End Of June Status Cert: N Bldg Name: Barclay Terrace PIN#:																																																			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 1000-1199 Sqft Source: 1127 Sq Ft. As Per Floor Plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: N Locker: Owned Maint: \$653.73 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: N Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Pk Spot#: U126 Park \$/Mo: Level A, #126 Bldg Amen: Concierge, Gym, Indoor Pool, Tennis Court, Visitor Parking Prop Feat: Clear View, Park, Place Of Worship, Public Transit, Rec Centre, School																																																	
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Flat</td> <td>6.32</td> <td>x 3.15</td> <td>Hardwood Floor</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>3.61</td> <td>x 3.02</td> <td>Hardwood Floor</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Flat</td> <td>4.39</td> <td>x 2.46</td> <td>Renovated</td> </tr> <tr> <td>4</td> <td>Master</td> <td>Flat</td> <td>4.39</td> <td>x 3.12</td> <td>Hardwood Floor</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Flat</td> <td>3.76</td> <td>x 2.67</td> <td>Hardwood Floor</td> </tr> <tr> <td>6</td> <td>Sunroom</td> <td>Flat</td> <td>2.51</td> <td>x 2.67</td> <td>Hardwood Floor</td> </tr> <tr> <td>7</td> <td>Laundry</td> <td>Flat</td> <td>1.51</td> <td>x 1.51</td> <td>Linoleum</td> </tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Living	Flat	6.32	x 3.15	Hardwood Floor	2	Dining	Flat	3.61	x 3.02	Hardwood Floor	3	Kitchen	Flat	4.39	x 2.46	Renovated	4	Master	Flat	4.39	x 3.12	Hardwood Floor	5	2nd Br	Flat	3.76	x 2.67	Hardwood Floor	6	Sunroom	Flat	2.51	x 2.67	Hardwood Floor	7	Laundry	Flat	1.51	x 1.51	Linoleum			
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Client Remks: Welcome 2 Barclay Terrace! Unit Boasts 1127 Sqft Of Liv Space W/2 Br's&Lrg Den. Suite Will Not Fail 2 Impress W/Beautiful City View, Renos In 2014 Incl: Gourmet Kitchen W/Stone Countertops, Glass Backsplash&New Appliances Incl: S/S Range W/Microwave Hood Fan, Wine Cooler, Built In Dishwasher&Fridge, Extra Large Centre Island, New Wr&New Hrdwd Flooring. Spacious Master Br W/A 2 Piece Ensuite. Direct Access 2 Islington Subway Station&Only Mins To The Qew&Sherway Gardens. Extras: All Electrical Light Fixtures, All Window Shades (Custom Made), Built-In Fridge, Stainless Steel Range, Microwave With Hood Fan, Built-In Dishwasher, Stainless Steel Wine Cooler, Washer & Dryer.																																																			
Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE 416-769-1616																																																			