

	88 Park Lawn Rd 2810 Toronto Ontario M8Y0B5 Toronto W06 Mimico Toronto 119-10-S SPIS: N Taxes: \$2,193.00 / 2016 DOM: 1		List: \$499,000 For: Sale 1																																				
	Condo Apt #Shares%: Rms: 5 Apartment Locker#: B292 Bedrooms: 2 Corp#: TSCC / 2243 Locker Lev Unit: Washrooms: 2 Unit#: 9 Locker Unit#: 1x3xFlat, 1x4xFlat Level: 25																																						
	Zoning: Prop Mgmt: Duka Property Management Dir/Cross St: Lakeshore & The Queensway																																						
MLS#: W3752161 Occup: Owner Possession: Immediate/Tba		Status Cert: N Bldg Name: South Beach Condos PIN#:																																					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 763 Floorplan Exposure: Se Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$428.05 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open 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#: B123 Park \$/Mo: P2 Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Outdoor Pool, Party/Meeting Room Prop Feat: Golf, Park, Public Transit, 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>5.48</td> <td>x 3.24</td> <td>Hardwood Floor Combined W/Dining W/O To Balcony</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>5.48</td> <td>x 3.24</td> <td>Hardwood Floor Combined W/Living Open Concept</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Flat</td> <td>3.60</td> <td>x 2.28</td> <td>Hardwood Floor B/I Dishwasher Stone Counter</td> </tr> <tr> <td>4</td> <td>Master</td> <td>Flat</td> <td>3.04</td> <td>x 2.74</td> <td>Hardwood Floor 3 Pc Ensuite W/I Closet</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Flat</td> <td>3.04</td> <td>x 2.43</td> <td>Hardwood Floor Glass Doors Large Closet</td> </tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Living	Flat	5.48	x 3.24	Hardwood Floor Combined W/Dining W/O To Balcony	2	Dining	Flat	5.48	x 3.24	Hardwood Floor Combined W/Living Open Concept	3	Kitchen	Flat	3.60	x 2.28	Hardwood Floor B/I Dishwasher Stone Counter	4	Master	Flat	3.04	x 2.74	Hardwood Floor 3 Pc Ensuite W/I Closet	5	2nd Br	Flat	3.04	x 2.43	Hardwood Floor Glass Doors Large Closet	Client Remks: Welcome To The Award Winning South Beach Condos! Featuring 30,000 Sq.Ft Of World Class Amenities. This 2 Bedroom, Two Washroom Split Floor Plan Features Engineered Hardwood Flooring Throughout, Modern Kitchen With Stainless Steel Appliances, Stone Counter Tops, Ceramic Back Splash & A Large Centre Island With A Double Under Mount Sink. Master Bedroom With A 3 Piece Ensuite Washroom & A Walk In Closet. Breathtaking Views From The Balcony 28 Stories In The Air. Extras: All Elf's, All Window Covers, Fridge, Stove, Microwave, Dishwasher, Washer & Dryer. Amenities Incl: Outdoor Pool, Indoor Pool, Bbq Area, Whirlpools, Steam Rm, Sauna, Gym, Yoga Rm, Squash Court, Basketball Half Court, Party Rm, Security, Billiards Rm, Spinning Rm.		
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Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE 416-769-1616																																							