

	<b>80 Marine Parade Dr 407</b>		List: <b>\$1,700</b> For: Lease <b>1</b>
	<b>Toronto Ontario M8V Oh3</b>		
Toronto W06 Mimico Toronto 119-11-S			
SPIS: N		Last Status: <b>New</b>	DOM: 0
Condo Apt	Locker#:	Rms: 3	
Apartment	Locker Lev Unit:	Bedrooms: 1	
Unit#: 07	Locker Unit#:	Washrooms: 1	
Corp#: TSCC / 0	Level: 4	1x4xFlat	
Dir/Cross St: Lake Shore & Parklawn			
Prop Mgmt: Gpm 416-259-2745			

MLS#: W3801272      Contract Date: 5/12/2017      Possession: July 1, 2017      PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Exterior:</b> Concrete
<b>Basement:</b> None	<b>Maintenance:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Park/Drive:</b> Undergrnd
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Park Type:</b> Owned
<b>Apx Age:</b> New	<b>UFFI:</b>	<b>Park/Drv Spcs:</b> 1 Tot Prk Spcs:
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Park \$/Mo:</b>
<b>Exposure:</b> S	<b>All Incl:</b> N <b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b> P4/17
<b>Phys Hdp-Eqp:</b>	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>Bldg Amen:</b> Concierge, Gym, Indoor Pool,
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	Media Room, Rooftop Deck/Garden, Visitor
<b>Lndry Acc:</b> Ensuite	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	Parking
<b>Lndry Lev:</b> Main	<b>ComElem Inc:</b> Y <b>Energy Cert:</b>	<b>Prop Feat:</b> Beach, Lake/Pond, Park,
	<b>Cert Level:</b>	Public Transit, Waterfront, Wooded/Treed
	<b>Pvt Ent:</b> N <b>Furnished:</b> N	

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Flat	5.45	x 3.93	Stainless Steel Appl    Granite Counter    Backsplash
2	Dining	Flat	5.45	x 3.35	Open Concept    Laminate    W/O To Balcony
3	Master	Flat	3.05	x 3.05	W/I Closet    Laminate    Window
4	Other	Flat	5.48	x 1.82	Balcony

**Client Remks:** Welcome 2 Waterscapes Condos! 596 Sqft Of Living Space. Floor 2 Ceiling Windows Lets In All The Suns Rays. Huge Balcony At 150 Sqft Overlooks Central Green Space. Kitchen Is Beautiful & Is Finished With Granite Countertops, Ceramic Backsplash, Undermount Sink & S/S Appliances. Master Bedroom Comes With A Generous Walkin Closet With Closet Organizers. Spa Like Washroom With With Modern Vanity & Faucets.

**Extras:** All Electrical Light Fixtures, All Window Blinds, Fridge, Stove, Microwave, Dishwasher, Washer & Dryer. Amenities Incl: Rooftop Bbq On 30th Floor, Party Room, Hot Tub, Yoga, Indoorpool. Area Incl: Restaurants, Parks, Waterfront, Walking Trails

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