

**2 Old Mill Dr 404**List: **\$619,000** For: **Sale** **1**

Toronto Ontario M6S0A2

Toronto W01 High Park-Swansea Toronto 114-11-Q

SPIS: N

Taxes: \$3,230.00 / 2016

DOM: 0

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 1 + 1

Corp#: TSCC / 2418

Locker Lev Unit:

Washrooms: 2

Unit#: 4

Locker Unit#:

1x4xFlat, 1x3xFlat

Level: 4

Zoning:

Prop Mgmt: Del Property Management 416-645-4596

Dir/Cross St: Bloor & Riverside

MLS#: W3823309

Possession: 30-60 Days

Status Cert: Y

Bldg Name:

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$647.96	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:		Gar/Gar Spcs:	Undergrnd / 2.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:	Retirement:	Park Type:	Owned / Owned
Sqft Source:	777 Sq Ft	Taxes Incl:	N	Park/Drv Spcs:	2
Exposure:	E	Heat Incl:	N	Tot Prk Spcs:	2
Assessment:		Cable TV Incl:	N	Pk Spot#:	5
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Pk Spot#:	49
Phys Hdp-Eqp:		Com Elem Incl:	Y	Park \$/Mo:	
		Cert Level:		Prk Lvl/Unit:	Level D, Unit 5 / Unit 49
		Energy Cert:		Bldg Amen:	Concierge, Exercise Room,
		GreenPIS:			Games Room, Guest Suites, Indoor Pool,
					Party/Meeting Room

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Flat	6.93	x 3.00	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Flat	6.93	x 3.00	Laminate	Combined W/Living	
3	Kitchen	Flat	2.70	x 2.40	Laminate	Granite Counter	Stainless Steel Appl
4	Master	Flat	4.80	x 3.00	Laminate	W/I Closet	
5	Den	Flat	2.70	x 2.20	Laminate	Open Concept	

Client Remks: Welcome To 2 Old Mill, This Spacious (777 Sq Ft) 1+1 Bedroom Unit Has 2 Full Baths; 9 Ft Ceilings, Contemporary Kitchen With Granite Counters, Breakfast Bar, Stainless Appliances (Upgraded Fridge From Fischer, Signature Collection), Brushed Nickel Kitchen Faucet, Tiffany Glass Mosaic Backsplash, Quality Haro Tritty Laminate Floor Thru-Out, W/O To Balcony With North East Views. Spacious Master Bedroom With Large W/I Closet W/ B/I Organizers, 2 Parking Spots

Extras: All Elfs, All Window Coverings, Fridge, Stove, Dishwasher, Microwave/Fan, Washer & Dryer. Over The Top Facilities Incl: Indoor Salt Water Pool, Exercise Room, Yoga Room & Steam Rooms, Party/Dining Room With Kitchen & Much More

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