



225 Sackville St 2203 List: **\$594,900** For: Sale **1**
Toronto Ontario M5A0B9
 Toronto C08 Regent Park Toronto 120-21-S
SPIS: N **Taxes:** \$2,588.70 / 2017 **DOM:** 4

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Corp#: TSCC / 2265 **Locker Lev Unit:** 3 **Washrooms:** 2
Unit#: 3 **Locker Unit#:** 211 1x4xMain, 1x3xMain
Level: 22

Zoning:
Prop Mgmt: Del Property Management (416-661-3151)
Dir/Cross St: Dundas & Parliament

MLS#: C3896040		Possession: Imm/Tba		Pin#:	
Status Cert: N		Bldg Name: Paintbox Condos			
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$587.66	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:		Gar/Gar Spcs:	Undergrnd / 1.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	766 Sqft + 119 Balcony As	Taxes Incl:	N	Park/Drv Spcs:	1
Per Floor Plan		Water Incl:	Y	Tot Prk Spcs:	1
Exposure:	Se	Heat Incl:	Y	Hydro Incl:	N
Assessment:		Cable TV Incl:	N	CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdp-Eqp:		Com Elem Incl:	Y	Cert Level:	
		Energy Cert:		GreenPIS:	

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main	1.85	x 1.45	Laminate Closet
2	Kitchen	Main	4.00	x 3.63	Laminate Open Concept Granite Counter
3	Living	Main	4.00	x 3.60	Laminate Large Window Overlook Water
4	Dining	Main	4.00	x 3.60	Laminate Centre Island Combined W/Kitchen
5	Master	Main	3.10	x 2.90	Laminate 4 Pc Ensuite Mirrored Closet
6	2nd Br	Main	3.00	x 2.80	Laminate Large Window Mirrored Closet

Client Remks: Stunning & Spacious 2 Br Corner South-East Suite At Paintbox Condominiums! Panoramic City, Lake & Breathtaking Sunsets Views, Spotless & Sunny, Large Windows, Brand New Upgraded Laminate Flooring, Freshly Painted, 766 Sqft. Living Space + Spacious 119 Sqf. Private Balcony. 9Ft Ceilings, Two Full Bathrooms Excellent Location Walking Distance To Eaton Center, Ryerson, George Brown And Financial Center. Lawrence Mkt., Cabbagetown, Riverdale Park. Acquatic Centre.

Extras: All Frigidaire Kitchen Appls (Stove, B/I Micro W/Exhaust Fan, Refrigerator, Dishwasher); Stack-Able Washer/Dryer, Owned Parking & Locker. Amenities Include 24Hr Concierge, Gym, Visitor Parking, Guest Suite, Lounge, Rooftop Terrace With Bbq's

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