

21 DALE Ave 611 \$262,000 For: Sale
 Toronto Ontario M4W1K3
 Toronto C09 Rosedale-Moore Park Toronto 115-21-Q
SPIS: N **Taxes:** \$0.00 / 2014 **Last Status:** New **DOM:** 1

Co-op Apt #Shares%: 5 Rms: 1
 Bachelor/Studio Locker#: 42 Bedrooms:
Dir/Cross St: Level: 6 Washrooms: 1
 Bloor/Castle Frank Unit#: 611 1x4xFlat
Zoning:
Corp#: n/a / 0 **Prop Mgmt:** Brookfield Residential Services

MLS#:	Sellers: Robert Bruce	Occup: Vacant	Contact After Exp: N			
Open House:	From:	To:	Possession: 30 Days/TBA			
Status Cert: N	Bldg Name: Kensington Apts	PIN#:	ARN#: Open Hse Note:			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Building Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Equip:	Pets Perm: Restrict Locker: Exclusive Maint: \$564.10 A/C: Window Unit Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: Y CAC Incl: N Bldg Ins Incl: Y Prkg Incl: N Cert Level: Energy Cert: GreenPIS: Prop Features:	Balcony: None Ens Lndry: N Lndy Lev: Lower Exterior: Brick Garage: Undergrnd Park/Drive: Surface Park Type: Rental Park Spcs: 1 Park \$/Mo: 43.30 Prk Lgl Dsc: Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking Comm Elem Incl: Y				
# Room	Level	Length	Width	Description		
1 Foyer	Flat	2.74	x 1.77	Double Closet	Tile Floor	
2 Living	Flat	5.06	x 3.81	Hardwood Floor	Crown Moulding	Murphy Bed
3 Dining	Flat	5.06	x 3.81	Combined w/Living		
4 Kitchen	Flat	2.44	x 1.77	Renovated	Stone Counter	Ceramic Floor
Client Remks: Wow!! Perfect "Pied a Terre" in Rosedale. Newly renovated!! New kitchen with new stainless steel appliances. Stunning new bath, cornice mldgs, newly refinished hwd. fl. new wall mounted T.V., Murphy bed. This condo shows to perfection. The Kensington Apts enjoy acres of beautifully landscaped gardens indoor and outdoor pools, gym, library and 24 hour concierge. Come see!! Come sigh!!						
Extras: Inclusion: New stainless steel GE stove, fridge and dishwasher. wall mounted T.V.; Murphy bed, window A/C.						
Brkage Remks: Pls incl schdule "B" in offer. 3 weeks for board approval required. Easy to show. Outdoor parking \$43-\$30/month, Locker #, Laundry facilities on 5th floor.						
Mortgage Comments:						
CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE		416-925-9191	Fax: 416-925-3935			
1300 Yonge St., Ground Flr Toronto M4T1X3						
PATRICIA EB, Salesperson 416-925-9191						
Contract Date: 2/18/2014	Condition:	Appts:				
Expiry Date: 4/30/2014	Cond Expiry:	Ad: Y				
Last Update: 2/19/2014	CB Comm: 2.5%	Escape:				
		Original \$: \$262,000				

21 DALE AVENUE SUITE 611

THE PERFECT PIED A TERRE!



The Kensington apartments are situated on acres of meticulously manicured gardens and within steps to the Castlefrank subway station. This co-op enjoys both indoor and outdoor pools, gym, library, 24 hour concierge and visitor parking.

This newly renovated apartment includes a new kitchen with stone counter, ceramic floor and backsplash and all new GE stainless steel appliances. The bathroom is clean, crisp and stunning. The living area has newly refinished floors, a Murphy Bed, wall mounted TV and new window A/C with remote.



THE PERFECT PIED A TERRE

Foyer	9' x 5'8"	Ceramic floor, double closet, linen closet
Living Room	16'6" x 12'5"	Refinished hardwood floors, wall mounted TV, window A/C with remote, Murphy bed
Dining Room		Combined with living room
Kitchen	8' x 5'8"	Caesarstone countertop, ceramic backsplash, large window, GE stainless steel stove, fridge and dishwasher, pot lights
Bathroom	4 piece	Newly renovated, crisp and stunning

ADDITIONAL INFORMATION

Maintenance Fees	\$564.10 Included in maintenance fees: taxes, water, cable T.V., building insurance, common elements
Parking	Outdoor, \$43.30
Locker	#42

The laundry facilities are on the 5th floor.

Offered For Sale At: \$262,000

Presented by:

Patricia Eby Sales Representative
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