

|  |  |                    |                                  |
|--|--|--------------------|----------------------------------|
|  | <b>426 Queen St E #206</b>               |                    | <b>List: \$628,888 For: Sale</b> |
|  | <b>Toronto Ontario M5A1T4</b>            |                    |                                  |
|  | Toronto C08 Regent Park Toronto 120-21-S |                    |                                  |
|  | Taxes: \$1,925.05 / 2020                 |                    | Last Status: New                 |
| SPIS: Y  |  | DOM: 0             |                                  |
| Condo Apt  | #Shares%:                                | Rms: 4             |                                  |
| Loft   | Locker#:                                 | Bedrooms: 1        |                                  |
| Level: 02  | Locker Level:                            | Washrooms: 1       |                                  |
| Unit#: 06  | Locker Unit#:                            | 1x4, 0x3, 0x2, 0x1 |                                  |
| Corp#: MTCC / 1222   |  |                    |                                  |
| <b>Zoning:</b>   |  |                    |                                  |
| Dir/Cross St: Queen/Sackville  |  |                    |                                  |
| Prop Mgmt: Skywater Prop Mgmt 647-447-6359                                       |  |                    |                                  |

MLS#: C4990765 Sellers: Negar Khalvati Contact After Exp: N  
 Holdover: 90 Possession Remarks: Negotiable Possession Date: 1/01/2021 Occup: Tenant Status Cert: N  
 Bldg Name: The Knitting Mill Lofts PIN#: ARN#: 190407205004738

|   |   |                               |
|---|---|-------------------------------|
| <b>Kitchens:</b> 1                        | <b>Pets Perm:</b> Restrict                  | <b>Balcony:</b> None          |
| <b>Fam Rm:</b> N                          | <b>Locker:</b> None                         | <b>Ens Lndry:</b> Y           |
| <b>Basement:</b> None                     | <b>Maint:</b> \$382.38                      | <b>Lndy Lev:</b>              |
| <b>Fireplace/Stv:</b> N                   | <b>A/C:</b> Central Air                     | <b>Exterior:</b> Brick        |
| <b>Heat:</b> Forced Air / Gas             | <b>Central Vac:</b>                         |                               |
| <b>Apx Age:</b>                           | <b>UFFI:</b>                                | <b>Gar/Gar Spcs:</b> None / 0 |
| <b>Apx Sqft:</b> 600-699                  | <b>Elev/Lift:</b>                           | <b>Park/Drive:</b> None       |
| <b>Sqft Source:</b> Listing Agent 690 sqf | <b>Taxes Incl:</b> N <b>Water Incl:</b> Y   | <b>Park Type:</b> None        |
| <b>Exposure:</b> Ne                       | <b>Heat Incl:</b> N <b>Hydro Incl:</b> N    | <b>Park/Drv Spcs:</b> 0       |
| <b>Assessment:</b>                        | <b>Cable TV Incl:</b> N <b>CAC Incl:</b> N  | <b>Tot Pk Spcs:</b> 0         |
| <b>Spec Desig:</b> Unknown                | <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> N | <b>Park \$/Mo:</b>            |
| <b>Phys Hdp-Eqp:</b>                      | <b>Com Elem Incl:</b> Y                     | <b>Prk Lev/Unit:</b>          |
|   | <b>Cert Level:</b> <b>Energy Cert:</b>      | <b>Bldg Amen:</b>             |
|   | <b>GreenPIS:</b>                            |                               |

| # | Room    | Level | Length (m) | Width (m) | Description       |
|---|---------|-------|------------|-----------|-------------------|
| 1 | Living  | Flat  | 6.1        | x 4.93    | Combined W/Dining |
| 2 | Dining  | Flat  | 6.1        | x 4.93    | Combined W/Living |
| 3 | Kitchen | Flat  | 3.2        | x 3.09    |                   |
| 4 | Master  | Flat  | 4.93       | x 3.09    |                   |

**Client Remks:** Please Copy And Paste Url: <https://www.amteamhomes.com/206-426-Queen-St-E> True Authentic Loft, Just Waiting For Your Personal Touch. This Second-Floor Corner Unit Is A Sight To See With Exposed Brick, Wood Post & Beams, High Ceilings, And Large Functioning Windows. 2-Minute Drive To Dvp - 5 Minute Walk To The Future Metrolinx Ontario Line. Direct Access To The Queen Street Streetcar.

**Extras:** Bedroom Closet - All Appliances - Light Fixtures Window Coverings. 2020 Ac-Street Parking \$202 A Year!! - 2-Minute Drive To Dvp - Excluded: Library Shelves

**Brkage Remks:** Offers By Email Monday, Nov 30. Register By 4:30 Pm, Offers By 6:00 Pm. 5% Bank Draft Herewith Please. Attach Sched B, Form 801, . \*\*No Pre-Emptive As Per Seller\*\* Tenant In The Unit. Swings Are Tuesday Evening, Thursday Evening Friday Evening, Saturday Anytime Sunday Anytime

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 5685 Mclaughlin Rd Mississauga L5R3K5  
 ALEX MAHALLATI, Salesperson 877-268-3262  
 NAZLY GUERRERO GONZALEZ, Salesperson 877-268-3262

|                                  |  |                            |
|----------------------------------|--|----------------------------|
| <b>Contract Date:</b> 11/16/2020 | <b>Condition:</b>                      | <b>Ad:</b> Y               |
| <b>Expiry Date:</b> 2/01/2021    | <b>Cond Expiry:</b>                    | <b>Escape:</b>             |
| <b>Last Update:</b> 11/16/2020   | <b>CB Comm:</b> 2.5% +Hst +Many Thanks | <b>Original:</b> \$628,888 |