

	<b>388 Bloor St E 1807</b>		<b>List: \$530,000 For: Sale</b>
	<b>Toronto Ontario M4W3W9</b>		
	Toronto C09 Rosedale-Moore Park Toronto 115-20-Q		
Taxes: \$1,686.39 / 2021		Last Status: New	
SPIS: N		DOM: 4	
Condo Apt	Apartment	Rms: 4	
Level: 15	#Shares%:	Bedrooms: 1	
Unit#: 4	Locker#:	Washrooms: 1	
Corp#: MTCC / 1380	Locker Level:	1x4xMain	
Zoning:	Locker Unit#:		
Dir/Cross St: Bloor & Sherbourne			
Prop Mgmt: Crossbridge Condominium Services			

MLS#: C5452821 Sellers: Maria Paula Diaz Contact After Exp: N  
 Holdover: 90 Possession Remarks: Flexible Occup: Owner  
 Status Cert: N  
 Bldg Name: PIN#: ARN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Jlte
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$901.30	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Stucco/Plaster
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Floor Plans	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 1
<b>Exposure:</b> S	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Tot Pk Spcs:</b> 1.0
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lev/Unit:</b>
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Bldg Amen:</b> Bike Storage, Concierge, Exercise Room, Guest Suites, Sauna, Visitor Parking
	<b>Cert Level:</b>	
	<b>GreenPIS:</b>	
	<b>Energy Cert:</b>	

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	18.99	x 10.27	Open Concept	South View	Window
2	Dining	Main	18.99	x 10.27	Open Concept	South View	Laminate
3	Kitchen	Main	16.79	x 7.97	Open Concept	Stainless Steel Appl	Breakfast Bar
4	Br	Main	14.01	x 9.68	Double Closet	Window	Laminate

**Client Remks:** Offers Anytime!! Situated In An Exclusive Boutique Building Backing Onto The Ravine & Steps To All The Finer Things Yorkville Has To Offer. This Bright & Spacious Suite Offers A Very Functional Layout, Open Concept Spacious Kitchen W/A Huge Island Perfect For Entertaining! & Kitchen Appliances (2019). Main Bedroom Large Enough For A King-Sized Bed. Locker & Parking Included.  
**Extras:** Maintenance Fees Include Everything , Except Cable & Internet. Situated In An Exclusive W/Trendy Bars, Cafes, Restaurants, Ttc & All Essential Amenities Steps By. All Appliances (2019) S/S Fridge, S/S Stove, Microwave & Washer/Dryer (2021)  
**Brkage Remks:** Offers Anytime W/24 Hour Irrevocable. Very Well Managed Building W/Large Reserve Fund Easy To Show

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 NAZLY GUERRERO GONZALEZ, Broker 647-300-1471  
 ALEX MAHALLATI, Salesperson 877-268-3262  
**Contract Date:** 12/09/2021 **Condition:** **Ad:** Y  
**Expiry Date:** 6/29/2022 **Cond Expiry:** **Escape:**  
**Last Update:** 12/09/2021 **CB Comm:** 2.5% + Hst + Thanks **Original:** \$530,000