


Nº 614 - 55 FRONT STREET BUYER BOOK



	55 Front St E 614		List: \$1,889,000 For: Sale
	Toronto Ontario M5E 0A7		
	Toronto C08 Waterfront Communities C8 Toronto 120-19-T		
	SPIS: N	Taxes: \$6,672.81 / 2018	DOM: 0
	Condo Apt	#Shares%:	Rms: 8
	Apartment	Locker#: 102	Bedrooms: 2
	Corp#: TSCC / 2332	Locker Lev Unit: A	Washrooms: 3
Unit#: 14	Locker Unit#: 101	1x2xMain, 1x3xMain, 1x4xMain	
	Level: 06		
Zoning: 370-Residential Condominium			
Prop Mgmt: 360 Community Management 416-601-0240			
Dir/Cross St: Front & Church			

MLS#: C4291117		Possession: Immediate				
Status Cert: Y		Bldg Name: The Berczy		PIN#: 763320163		
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr	
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y	
Basement:	None	Maint:	\$950.00	Lndy Lev:	Main	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Alum Siding / Brick	
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Undergrnd / 2.0	
Apx Age:	0-5	UFFI:	No	Park/Drive:	Undergrnd	
Apx Sqft:	1400-1599	Elev/Lift:	Y Retirement: N	Park Type:	Owned	
Sqft Source:	1,453 Sf Plans	Taxes Incl:	N Water Incl: N	Park/Drv Spcs:	0	
Exposure:	Nw	Heat Incl:	N Hydro Incl: N	Tot Prk Spcs:	2.0	
Assessment:		Cable TV Incl:	N CAC Incl: N	Pk Spot#:	A/45	
Spec Desig:	Other	Bldg Ins Incl:	Y Prkg Incl: Y	Pk Spot#:	A/46	
Phys Hdp-Eqp:		Com Elem Incl:	Y	Park \$/Mo:	0.00	
		Cert Level:		Prk Lvl/Unit:	P1 45 / P1 46	
		Energy Cert:		Bldg Amen:	Concierge, Guest Suites,	
		GreenPIS:			Gym, Rooftop Deck/Garden, Sauna, Visitor	
				Parking		
				Prop Feat:	Hospital, Library, Park,	
					Place Of Worship, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.09	x 8.00	B/I Appliances	Centre Island	Hardwood Floor
2	Living	Main	19.58	x 19.02	Window Flr To Ceil	Nw View	Hardwood Floor
3	Dining	Main	19.58	x 19.02	Hardwood Floor	W/O To Terrace	Hardwood Floor
4	Master	Main	14.01	x 11.71	His/Hers Closets	Hardwood Floor	W/O To Terrace
5	2nd Br	Main	11.58	x 9.81	Double Closet	3 Pc Ensuite	Ne View
6	Foyer	Main	17.52	x 6.00	2 Pc Ensuite	O/Looks Living	Hardwood Floor
7	Laundry	Main	6.17	x 4.00		Pot Lights	Porcelain Floor
8	Den	Main	10.17	x 10.69	Window Flr To Ceil	Combined W/Living	W/O To Terrace

Client Remks: Thrive In Vibrant St Lawrence From A Graceful & Elegant Perch, A 500Sf Terrace, Nestled Amongst A Sedum Roof, Garden, Historic Brick Privacy Wall, Overlooking Iconic Historic Structures And A Whimsical Park, Wrapping-Around A Home That Wants For Nothing: Designer Kitchen W B/I Premium Appliances & Lighting, An Open And Elongated Breakfast Island, Floor To Ceiling Corner Windows, A Multitude Of Closet Space And Wonderful Open Flow.

Extras: Add Significant Extras Like Two Parking Spaces, Two Lockers And Two Secure Bike Spaces And This Unit Becomes Extraordinary Indeed. Few Properties In This City Provide All Day Uninterrupted Daylight, Privacy & A Connection To Your Community.

Listing Contracted With: BOSLEY REAL ESTATE LTD., BROKERAGE 416-465-7527

Overview

Building Type: Condo Apartment
Unit Size: 1,453SF
Terrace: 487SF Wrap-Around
Parking: 2 Full Side-By-Side Bays
Lockers: 2 Full Size Side=By-Side Bays
Bike Storage: 2 Stacked Spaces On Racks
Maintenance: \$950/Month or \$65PSF w 2
Pkg & Lkrs +
Includes: Heat, AC, Bldg Ins, Prkg, Lkrs,
Hot Water
Utility Bill: \$104.88, Sept 2018

Tax Year: \$6,672.81 (2014)

Levels: 13
Units: 161
Year Built: 2014
Walk Score: 100
Transit Score: 100
Bike Score: 72

Property Management: 360 Community
Management

Developed By Concept
Interiors By Chapman Design Group And U31
Built By Bird Construction Company
IBI Group And ERA Architects
Landscapes By Paul Raff Studio

Building Amenities

- 24-Hour Concierge
- 24-Hour Security
- Free Guest Parking
- Party Room
- Roof Top Deck
- Private Dining Room
- Fitness Centre
- Sauna
- Steam Room
- Hot Tub
- Media Room
- Pet Washing Room

Inclusions

- Frigidaire Washer
- Frigidaire Dryer
- AEG Dishwasher
- Liebherr Fridge
- AEG Wall Oven And Integrated Microwave
- AEG Cooktop
- Faber Stainless Steel Hood
- BBQ
- Three Heat Pumps Owned, Maintained
Annually
- All Closet Shelving And Millwork
- TV Mount

Exclusions

- None

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.

Features

Living Room

- Switched Receptacles
- Rue Picot Petal Dining Room Light Fixture
- Engineered Hardwood Maple Flooring
- Quartz Window Thresholds
- Floors-To-Ceiling Windows

Kitchen

- David Weeks Designed Hennen Cross, Light Fixture
- Custom Integrated Italian Kitchen With White Quartz Countertop
- Undermount Extra Large Sink
- Danze Faucet
- Counter Depth Liebherr Integrated Panel Refrigerator W Two Freezer Drawers & Ice-Maker
- Clear Glass Tile Backsplash
- Faber Stainless Steel Hood
- AEG Cooktop
- Integrated Task Lighting
- Pot Lights
- Two Tone Italian Cabinetry
- AEG Wall Oven And Integrated Microwave
- Pot Lighting

Den

- Walk Out Terrace
- Private Alcove
- Natural Light
- All Metal Mesh Privacy Blinds

Foyer

- Double Closet
- Single Closet
- Room For Featured Furnishings
- Access Powder Room With Custom Integrated Vanity Mirror And Lighting
- Window With Quartz Jam

Laundry

- Walk-Through From Powder Room
- 24" X 12" Porcelain Flooring
- Stacked, Full Size Laundry
- Utility Wall

Bedroom

- Double Closet
- Full Wall Of Windows
- Opening Awning Window
- En Suite Features Walk In Shower Has Glass Entry And Large Vanity With Integrated Mirror And Lighting
- All Metal Mesh Privacy Blinds

Master Bedroom

- Walk-Out To Terrace
- Quarts Window Threshold
- Walk-In Closet With Pot Light And Large Door
- Large Double Closet
- Large Linen Closet
- Ensuite Retreat, Glass Wall Walk-In Shower, Full-Size Soaker Tub With Tile Surround
- Large Vanity With Integrated Mirror And Lighting
- Independent Furnace And Thermostat
- Switch Receptacle'S
- All Metal Mesh Privacy Blinds

Terrace

- Brand New Ipe Parquetted Terrace Decking
- Hose Bib
- Gas Bib To BBQ
- Separate Garden Area
- Glass Railings Overlooking Sedum Green Roof And Facing Heritage
- North West View Of Berczy Park With New Whimsicle Dog Fountain
- North East View Of Flat Iron Building And The Front Street Boulevard To The St. Lawrence Market

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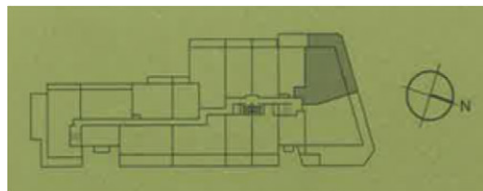
Old Town Toronto

It all began in 1793 as the Town of York and the creation of the St. Lawrence Neighbourhood. People lived and worked there, traded and sold, gathered to socialize and attend church or, on occasion, to form secret alliances and plan rebellions and uprisings. Today, St. Lawrence Market Neighbourhood continues to be a place where old and new coexist, where heritage buildings stand alongside modern condominiums like the Berczy.

Old Town Toronto is a place to eat whether at one of the many fine dining restaurants or relaxing with a pint at a friendly pub. Hungry office workers and shoppers congregate at the 215 year old St. Lawrence Market to enjoy a wide array of international gourmet treats or stock up on fresh, locally grown produce. In August, the St. Lawrence Market Neighbourhood BIA's signature festival Feast of St. Lawrence celebrates this area as a food destination with a 2-day event focused on eating local, raising funds for a food charity and healthy fun for the whole family. Lovers of the arts flock to see world class live performances of theatre, dance and music on Front Street and frequent the fine art galleries in the Distillery District. Enjoy free concerts and movies in St. James Park and lunchtime music or a performance of a Shakespeare play in Berczy Park during the summer, all presented by the St. Lawrence Market Neighbourhood BIA.

Rebellions still occur but in the unique fine home decor and design stores of King Street East where designers defy convention and create modern innovations. It's all part of what makes Old Town Toronto a destination for everyone.

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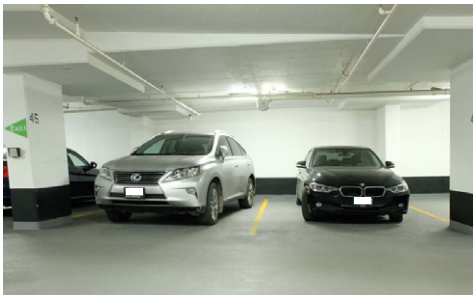
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BOSLEY
REAL ESTATE

BOSLEY REAL ESTATE LTD., BROKERAGE
169 DANFORTH AVE, TORONTO ON M4K 1N2

DEEDED EXTRAS

Significant extras like two parking spaces (side-by-side) two lockers (side-by-side) and two secure bike spaces,(one above the other) and this unit becomes extraordinary indeed



SELECTED PIN:	TYPE:	LEGAL LEVEL:	LEGAL UNIT:
763320163	OTHER	6	14
763320026	SUITE	1	26
763320344	OTHER	A	101
763320345	OTHER	A	102
763320052	OTHER	1	52
763320289	OTHER	A	46
763320288	OTHER	A	45