# 306-18 YORKVILLE AVENUE BUYER BOOK





# Prepared by: TREVOR MAXWELL BOND, Salesperson BOSLEY REAL ESTATE LTD., BROKERAGE

169 Danforth Avenue, Toronto, ON M4K1N2 416-465-7527

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**DOM**: 0

MLS#: C4415156

18 Yorkville Ave 306

Toronto Ontario M4W3Y8

Toronto C02 Annex Toronto 115-19-Q

**SPIS**: N **Taxes**: \$3,247.43 / 2108

 Condo Apt
 #Shares%:
 Rms: 5

 Apartment
 Locker#: 19
 Bedrooms: 1 + 1

 Corp#: TSCP / 1724
 Locker Lev Unit: 3
 Washrooms: 1

 Unit#: 06
 Locker Unit#: 19
 1x4xMain

Level: 3

Zoning:

Possession Date: 6/03/2019 Possession Remarks: 45 - 60D

Prop Mgmt: Icon Property Management 416-964-6939

Dir/Cross St: Yonge & Bloor

Status Cert: Y Bldg Name: Eighteen Yorkville PIN#: 127240037 Kitchens: Pets Perm: Restrict Balcony: Open Fam Rm: Ν Locker: Owned Ens Lndry: Υ Maint: \$524.86 Main Basement: None Lndy Lev:

A/C: Central Air Fireplace/Stv: Ν Exterior: Concrete Heat: Heat Pump / Gas Central Vac: Ν Gar/Gar Spcs: Undergrnd / 1.0 11-15 UFFI: Park/Drive: Undergrnd Apx Age: No Apx Sqft: 600-699 Elev/Lift: Y Retirement: Park Type: Owned

Sqft Source: Builder's Plans Taxes Incl: N Water Incl: Y Park/Drv Spcs: 1

Exposure: W Heat Incl: Y Hydro Incl: N Tot Prk Spcs: 1.0

Assessment: Cable TV Incl: N CAC Incl: Y Park \$/Mo:

Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Y Prk Lvl/Unit: Level C Unit 82

Phys Hdp-Eqp: Com Elem Incl: Y Bldg Amen: Bus Ctr (Wifi Bldg),

Cert Level:Concierge, Exercise Room, Media Room,Energy Cert:Party/Meeting Room, Rooftop Deck/GardenGreenPIS:Prop Feat:Arts Centre, Clear View,Hospital, Library, Park, Public Transit

Width (ft) Room Level Length (ft) **Description** Living Main 17.91 x 10.92 Hardwood Floor Window Flr To Ceil W/O To Balcony 17.91 2 Dining Main 10.92 Hardwood Floor Ceiling Fan Combined W/Living 3 Master Main 9.84 x 9.58 Hardwood Floor Closet Organizers Window Flr To Ceil 4 O/Looks Dining Den Main 10.07 x 6.99 Hardwood Floor B/I Bookcase 5 Kitchen Main 8.00 x 9.84 Breakfast Bar **Granite Counter** Stainless Steel Appl 6 Bathroom Main 4 Pc Bath Tile Floor B/I Vanity

Client Remks: This Chic, Central Home Is Perfectly Nestled In Treetops. A Grounded, Private Oasis Within Yorkville. Perfect For Work, Play And Life In The City. A Private Balcony Where No New Condos Interrupt The Giddy Gaze Of Birds Chirping In Treetops. Unwind In The Soaker Tub, Gourmet Kitchen, Cozy Living Space, Den & Large Bedroom. Explore The City: Walk Or Ttc Everywhere. Incl. All Furnishings & Many Accs - A Turnkey Investment Property Or First Time Owner's Dream

**Extras:** Parking! Ss Fridge, Range, Mw, Dw, Granite Counters, Tile Backsplash, W/D, True Open Den, Ample Organized Closet Space & The Locker Is Just Down The Hall! Bldg Permits Air Bnb, Offers Top-Drawer Amenities & The Friendliest Concierge.

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

# 306-18 YORKVILLE AVENUE

# **O**verview

Building Type: Condominium Apartment
Unit Size: 622SF + 107SF Balcony

Year Built: 2005

Walk Score: A Perfect 100
Transit Score: 95, World Class

Bike Score: 66, Be Careful Out There
Pets: Permitted/Restricted
Kitec: None/Remediated

Smoking: Restricted

Maintenance \$524.86 Utility Bill (Carma) \$40-70 Tax Year 2018: \$3,247.43

# **AirBnB**

18 Yorkville permits short term rentals as part of its Declaration. There are some limitations to ensure the safe and peaceful use by owners and tenants alike. Revenues are auto-adjusted according to demand and range btn. \$140 - \$210 per evening.

# **Noteable Updates**

Integrated Wall Cabinet in Den runs wall-to-wall and floor-to-ceiling and is the perfect chameleon: deep for office printers and equipment; wine display rack and sliding shelves for the entertainer/bartender; closed cabinet doors for the secret hoarder.

## **AirBnB**

- Washer
- Dryer
- Dishwasher
- Fridge
- Stove
- Microwave Range Hood
- All HVAC Gas and Burner Equipment
- All Electric Light Fixtures
- All Window Coverings and Blinds
- Optional Furnishings and Accessories Available, Speak To Trevor

# **Exclusions**

None



# 306-18 YORKVILLE AVENUE

# **FEATURES**

## General

- Locker On Unit Level
- Practical, Space-Saving Flow
- Floor-To-Ceiling Windows
- Full Size Foyer Closet With Closet Organizer
- Stacked Washer Dryer Laundry Closet With Tile,
   Drainage, Recessed Connecters And Shelving
- All Brushed Chrome Modern Levers On Upgraded Soundproof Doors, Throughout Home
- Engineered Maple Flooring Throughout
- 9 Foot Ceilings

## Wash Room

- Four Piece Main Bath With Marble Counter And Curb
- Recessed Sink
- Porcelain Floor With Oversized Tile
- Built-In Medicine Cabinet
- Wall Sconce On Full Mirror Panel
- Fan
- Subway Tile And Soaker Tub

# Kitchen

- Track Lighting, Flat Ceiling, Pendants Over Breakfast Bar
- Granite Countertop With Recessed Double Sink In Stainless Steel, Fridge, Stove, Dishwasher, Integrated Microwave Ducted To Outside
- · Glass Tile Backsplash, Task Lighting
- Full Height Upper Cabinets And Frosted Glass
   Upper Feature Cabine

# **Living Room**

- Den Features Ceiling Light Fixture And Built-In Cabinetry/Bar. Deep And Utilitarian, Great For Office Equipment, Or Entertainment Accouterments
- Ceiling Fan Above Dining Room Table
- Switch Receptacles And Rough-In Ceiling Fixtures
- Double Closet With Full Closet Organization
- Awning Window In Bedroom
- Knockout Blinds
- Sliding Panel Door To Bedroom
- Walkout To Balcony
- Exposed Brick

# **Balcony**

- Cedar Deck Tiling
- Privacy Railing plus Safety Glass
- Frosted Privacy Panels To Neighbouring Units
- Trees And Birds!
- Power



5 FEET







