



2 Alexandra Blvd 601
Toronto Ontario M4R 1L7
 Toronto C04 Lawrence Park South Toronto 109-20-K % Dif: 99
Sold: \$990,000
List: \$998,000
For: Sale **SPIS: N** **DOM: 9** **Taxes: \$3,618.73 / 2017**

Condo Apt **#Shares%:** **Rms: 5**
 Apartment **Locker#:** **Bedrooms: 2**
Unit#: 1 **Locker Lev/Unit:** **Washrooms: 2**
Corp#: MTCC / 1359 **Locker Unit: 47** 2x4xMain
 Level: 6

Dir/Cross St: Yonge/Alexandra
Prop Mgmt: Wilson, Blanchard 416.642.2807

MLS#: C3765995 **Contract Date: 4/18/2017** **Sold Date: 4/27/2017** **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$970.28	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Undergrnd / 1.0
Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned
Sqft Source: 1231 Sq Ft As Per Floor	Retirement:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Plan Company	Taxes Incl: N Water Incl: Y	#: 2
Exposure: Ne	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl: N CAC Incl: Y	Prk Lvl/Unit: 1
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen: Concierge, Party/Meeting
Phys Hdcap-Eqp:	Cert Level:	Room, Security System, Visitor Parking
	Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.45	x 13.12	Combined W/Dining	Gas Fireplace	W/O To Balcony
2	Dining	Main	10.17	x 10.17	Combined W/Living	East View	Juliette Balcony
3	Kitchen	Main	20.34	x 7.87	Eat-In Kitchen	Granite Counter	Renovated
4	Master	Main	16.07	x 10.82	4 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	Main	11.81	x 10.17	Closet	Broadloom	Window

Client Remks: Pretty Sun-Filled Corner Suite On Penthouse Floor At Coveted Alexandra Gate, A Boutique Building In Lytton Park. Two Bedrooms, Two Baths, 1215 Sq Feet. Large Open Concept Living And Dining Rooms, Featuring A Gas Fireplace Flanked With Built-Ins And Walk-Out To The Balcony From The Living Room And Master Bedroom. Updated Eat-In Kitchen With Granite Counters. King-Sized Master Bdrm With Two Closets And Ensuite Bath. Generous-Sized Second Bedroom.

Extras: Includes Amana Fridge, Ge Stove, Ge Dishwasher, Ge Microwave/Hood Fan, Frigidaire Stacked Washer And Dryer. All Window Coverings, All Elfs. Fabulous Location, Steps To Great Shopping And Restaurants. One Dog Or Cat Under 40 Lb Permitted.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE 416-925-9191