

	38 Avenue Rd 410		List: \$2,995,000 For: Sale
	Toronto Ontario M5R2G2		
	Toronto C02 Annex Toronto 115-19-Q		
SPIS: N		Taxes: \$10,491.09 / 2021	DOM: 0
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: C164	Bedrooms: 2 + 1	
Corp#: MTCC / 1276	Locker Lev Unit: B	Washrooms: 3	
Unit#: 10	Locker Unit#: 145	1x2xMain, 1x3xMain, 1x4xMain	
Level: 4			
Zoning:			
Prop Mgmt: Royale Grande			
Dir/Cross St: Avenue Rd/Yorkville Ave			

MLS#: C5295315	Possession Remarks: Tba		
Status Cert: Y	Bldg Name: The Prince Arthur		PIN#:
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	
Fam Rm: Y	Locker: Owned	Ens Lndry: Y	
Basement: None	Maint: \$2,350.65	Lndy Lev: Main	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick	
Heat: Heat Pump / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 2.0	
Apx Age:	UFFI:	Park/Drive: Undergrnd	
Apx Sqft: 1800-1999	Elev/Lift:	Park Type: Owned / Owned	
Sqft Source: As Per Property Mgmt	Taxes Incl: N	Water Incl: Y	Park/Drv Spcs: 2
Exposure: Ew	Heat Incl: Y	Hydro Incl: N	Tot Prk Spcs: 2.0
Assessment:	Cable TV Incl: N	CAC Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y	Prkg Incl: Y	Prk Lvl/Unit: B96 / B97
Phys Hdp-Eqp:	Com Elem Incl: Y	Cert Level:	Bldg Amen: Car Wash, Concierge, Gym, Media Room, Party/Meeting Room, Visitor Parking
	Energy Cert:	GreenPIS:	Prop Feat: Hospital, Library, Place Of Worship, Public Transit

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.54	x 8.53	Marble Floor Closet 2 Pc Bath
2	Kitchen	Main	11.48	x 20.99	Eat-In Kitchen West View Granite Counter
3	Living	Main	18.37	x 23.94	Combined W/Dining Juliette Balcony West View
4	Dining	Main	18.37	x 23.94	Combined W/Living Open Concept Hardwood Floor
5	Br	Main	14.43	x 23.29	4 Pc Ensuite W/I Closet W/O To Balcony
6	2nd Br	Main	10.82	x 11.48	3 Pc Bath Closet East View
7	Den	Main	11.48	x 11.48	B/I Bookcase B/I Desk Hardwood Floor

Client Remks: The Prince Arthur, One Of Yorkville's Best Buildings. Suite 410 Is Ideally Located In The Intimate Courtyard Building, Nestled In The Arch Facing East With Views Straight Down Yorkville Ave. One Of The Best Layouts In The Building. Private Elevator Opens To Large, Light-Filled Principal Rooms Featuring Sunrise Views Every Morning. Corridor Leads To Private Wing With Two Bedrooms Facing West.

Extras: The Private Balcony Is Perfectly Situated, Overlooking The Annex And Featuring Spectacular Sunsets. Incl Sub-Zero And Miele Appliances. See Schedule B For Complete List. Excellent Attentive Concierge Staff, Valet Parking, Gym, Car Wash ++.

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