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|  | 38 Avenue Rd 410 | | List: \$2,995,000 For: Sale |
| | Toronto Ontario M5R2G2 | | |
| | Toronto C02 Annex Toronto 115-19-Q | | |
| SPIS: Y | | Taxes: \$10,491.00 / 2021 | DOM: 2 |
| Condo Apt | Apartment | Rms: 6 | |
| Corp#: MTCC / 1276 | #Shares%: | Bedrooms: 2 + 1 | |
| Unit#: 10 | Locker#: C164 | Washrooms: 3 | |
| | Locker Lev Unit: B | 1x2xMain, 1x3xMain, 1x4xMain | |
| | Locker Unit#: 145 | | |
| | Level: 4 | | |
| Zoning: | | | |
| Prop Mgmt: Royale Grande Property Management Ltd | | | |
| Dir/Cross St: Avenue Rd/Yorkville Ave | | | |

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|----------------|---------------------------|------------------------------------|-----------------|----------------|--|
| MLS#: C5466627 | | Possession Remarks: 60-90 Days/Tba | | PIN#: | |
| Status Cert: N | | Bldg Name: | | | |
| 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: | Retirement: | Park Type: | Owned / Owned |
| Sqft Source: | 1930 Sq Ft As Per Builder | 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 | Bldg Amen: | Car Wash, Concierge, Gym, Media Room, Party/Meeting Room, Visitor Parking |
| | | Cert Level: | | Prop Feat: | Hospital, Library, Place Of Worship, Public Transit |
| | | Energy Cert: | | | |
| | | GreenPIS: | | | |

| # | 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