

	38 Avenue Rd 410		List: \$2,895,000 For: Sale
	Toronto Ontario M5R2G2 Toronto C02 Annex Toronto 115-19-Q SPIS: Y Taxes: \$10,491.00 / 2021 DOM: 63		
Condo Apt Apartment Corp#: MTCC / 1276 #Shares%: Unit#: 10 Locker#: C164 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			

MLS#: C5466627 Possession Remarks: 60-90 Days/Tba		Status Cert: N Bldg Name:		PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	Ens Lndry: Y	Lndy Lev: Main	Exterior: Brick
Fam Rm: Y	Locker: Owned	Gar/Gar Spcs: Undergrnd / 2.0	Park/Drive: Undergrnd	Park Type: Owned / Owned	Park/Drv Spcs: 2
Basement: None	Maint: \$2,350.65	Tot Prk Spcs: 2.0	Park \$/Mo: B96 / B97	Prk Lvl/Unit: B96 / B97	Bldg Amen: Car Wash, Concierge, Gym, Media Room, Party/Meeting Room, Visitor Parking
Fireplace/Stv: N	A/C: Central Air	Prop Feat: Hospital, Library, Place Of Worship, Public Transit			
Heat: Heat Pump / Gas	Central Vac:				
Apx Age:	UFFI:				
Apx Sqft: 1800-1999	Elev/Lift: Retirement:				
Sqft Source: 1930 Sq Ft As Per Builder	Taxes Incl: N Water Incl: Y				
Exposure: Ew	Heat Incl: Y Hydro Incl: N				
Assessment:	Cable TV Incl: N CAC Incl: Y				
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y				
Phys Hdp-Eqp:	Com Elem Incl: Y				
	Cert Level:				
	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