

	<b>70 Montclair Ave 202</b>		<b>List: \$649,000 For: Sale</b>
	Toronto Ontario M5P1P7 Toronto C03 Forest Hill South Toronto 115-18-M SPIS: N Taxes: \$3,943.26 / 2022 DOM: 0		
	Condo Apt Corp#: YCC / 33 Unit#: 2	Apartment #Shares%: Locker#: Locker Lev Unit: 1 Locker Unit#: 19 Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x4xMain
Zoning: Prop Mgmt: Icc Property Management Ltd Dir/Cross St: Montclair Ave & Spadina Rd			

MLS#: C5884319 Possession Remarks: 30-60/Tba  
 Status Cert: Y Bldg Name: PIN#:

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> Mpac <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Exclusive <b>Maint:</b> \$1,614.04 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> N <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> N <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> N <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Pk Spot#:</b> 3 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 1 <b>Bldg Amen:</b> Exercise Room, Rooftop Deck/Garden, Visitor Parking <b>Prop Feat:</b> Cul De Sac, Library, Park, Public Transit, Ravine, School
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.50	x 12.92	Parquet Floor Window Flr To Ceil W/O To Balcony
2	Dining	Main	9.25	x 8.43	Parquet Floor Combined W/Living
3	Kitchen	Main	10.76	x 8.76	Vinyl Floor Eat-In Kitchen O/Looks Dining
4	Prim Bdrm	Main	16.40	x 12.23	Parquet Floor Window South View
5	2nd Br	Main	16.40	x 10.59	Parquet Floor Window South View

**Client Remks:** Welcome To This Recently Renovated Boutique Building On A Quiet Cul-De-Sac In The Heart Of Forest Hill Village. This Large Two-Bedroom Two-Bath Unit Is A Generous 1198 Square Feet In Size And Features Spacious Rooms, Parquet Floor, Large Balcony, And Parking. Make It Yours! The Building Is Well Maintained And Has Recently Been Renovated With New Windows And Balconies. Amenities Include Live-In Superintendent, Rooftop Terrace, Gym, Visitor Parking. Steps To Forest Hill Village Shops & Restaurants, Subway, Parks And Excellent Schools. Great Lifestyle And Great Value!

**Extras:** Parking And Locker Exclusive Use. \$50 Added To Maintenance Fee If Parking Needed. Locker At No Extra Cost. Laundry Room On Main Level. Cable & Internet Included In Maintenance Fees. Hvac Unit Owned By Corporation. One Pet 30 Lb Max Allowed.

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