

	<b>1 Bedford Rd 808</b>		<b>Sold: \$3,450,000</b>
	<b>Toronto Ontario M5R2J7</b>		<b>List: \$3,400,000</b>
	Toronto C02 Annex Toronto 115-18-Q % Dif: 101		
	For: Sale	SPIS: N	DOM: 3
Condo Apt	#Shares%:	Rms: 7	
Apartment	Locker#: 22	Bedrooms: 2	
Unit#: 8	Locker Lev/Unit: 8	Washrooms: 3	
Corp#: TSCC / 2139	Locker Unit: 22	1x2xMain, 1x4xMain,	
	Level: 8	1x4xMain	
Dir/Cross St: Bedford/Bloor			
Prop Mgmt: Crossbridge Condominium Services Ltd. (416)925-8794			

MLS#: C5492694 Contract Date: 2/07/2022 Sold Date: 2/10/2022  
 PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,270.69	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Age:</b> 6-10	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Builder's Floor Plan	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0
<b>Exposure:</b> Sw	<b>Heat Incl:</b> N <b>Hydro Incl:</b> N	<b>#:</b> 10
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> N	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b> C
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	<b>Bldg Amen:</b> Concierge, Games Room, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b> Clear View, Hospital, Library, Park, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.68	x 17.38	Combined W/Dining W/O To Balcony Hardwood Floor
2	Dining	Main	19.68	x 17.38	Combined W/Living Sw View Hardwood Floor
3	Kitchen	Main	10.82	x 8.86	Open Concept Stone Counter Hardwood Floor
4	Breakfast	Main	6.56	x 14.10	Open Concept B/I Bar South View
5	Prim Bdrm	Main	18.70	x 11.48	4 Pc Ensuite W/I Closet Hardwood Floor
6	2nd Br	Main	20.66	x 9.84	4 Pc Ensuite Large Closet Hardwood Floor
7	Laundry	Main	5.90	x 5.25	B/I Appliances B/I Shelves

**Client Remks:** Absolutely Spectacular! Stunning, Light-Filled Southwest Corner At One Bedford. Amazing Views Of The Cn Tower, Varsity Stadium, Bloor St., Renovated With Sleek Cabinetry, Light Oak Hardwood Floors, Fabulous Walk-In Dressing Room And Ensuite Bath. Coveted Layout With Split Bedroom Plan. Spacious Open Concept Living, Dining, And Kitchen, Great For Entertaining. 1521 Square Feet Plus Balcony. This One Is Not To Be Missed!

**Extras:** Incl. Sub-Zero Fridge, Miele Oven & Gas Range, Miele Dishwasher, Panasonic Microwave, Marvel Wine Fridge, Miele Washer/Dryer. All Window Coverings, All Elfs, Sound Bars, Headboards In Both Bedrooms, Tvs In Both Bedrooms.

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