

	585 Bloor St E Ph22		List: \$3,200,000 For: Sale
	Toronto Ontario M4W 0B3 Toronto C08 Cabbagetown-South St. James Town Toronto SPIS: N Taxes: \$10,752.00 / 2022 DOM: 66		
Condo Apt 2-Storey Rms: 6 Corp#: TSCC / 2968 #Shares%: Bedrooms: 3 Unit#: 2 Locker#: Washrooms: 4 Locker Lev Unit: 1x2xMain, 1x3xMain, 1x3x2nd, Locker Unit#: 1x5x2nd Level: 45		Zoning: Prop Mgmt: Del Property Management Inc. Dir/Cross St: Bloor St E/Parliament	

MLS#: C6058884	Possession Remarks: 30-90 Days/Tba	PIN#:
Status Cert: Y	Bldg Name: Via Bloor 2	
Assignment: N	Fractional Ownership: N	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 2250-2499 Sqft Source: As Per Builder Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,473.00 A/C: Central Air Central Vac: UFFI: Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2.0 Pk Spot#: C31 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 40.31	Open Concept W/O To Terrace Window Flr To Ceil
2	Dining	Main	16.50	x 19.81	Combined W/Kitchen Window Flr To Ceil Hardwood Floor
3	Kitchen	Main	16.50	x 19.81	Combined W/Dining Centre Island Hardwood Floor
4	Br	Main	11.32	x 12.00	3 Pc Ensuite Closet Organizers Window Flr To Ceil
5	Prim Bdrm	2nd	14.07	x 17.58	5 Pc Ensuite W/I Closet Window Flr To Ceil
6	3rd Br	2nd	12.07	x 12.66	3 Pc Ensuite W/I Closet Window Flr To Ceil

Client Remks: Tridel's Last Remaining Penthouse At Via Bloor! Never Lived In. Spectacular Two-Storey Three-Bedroom On The Southwest Corner Of The Building With Dramatic Unobstructed Views. 2455 Square Feet Of Designer-Decorated Suite With Many Upgrades Including Extra Pot Lights, California Closet Organizers, Electronic Blinds Throughout, Upgraded Miele Appliances. Double-Height Soaring Ceiling In Living Room. The Wraparound Terrace Has A Gas Line For Bbq, Water Bib, And Electricity. Dramatic Ceiling Heights On Both Floors. Irpinia Kitchen With Tons Of Cabinetry And Large Island. Three Large Bedrooms, All With Ensuite Baths. Main-Floor Bedroom Could Also Be A Great Home Office. One Tandem Parking Spot Fits Two Large Cars. One Locker Included. Ensuite Elevator! Great Visitor Parking.

Extras: Convenient Location Steps To Castle Frank, A Short Walk To Sherbourne And Bloor, Easy Access To The Dvp. Shop On Bloor St., Cabbagetown, Or Riverdale. Fantastic Amenities Include Study Rooms, Gym, Playroom, Yoga Studio, 3 Lounges, Terraces.

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