

	145 Roxborough St W Toronto Ontario M5R 1T9 Toronto C02 Annex Toronto SPIS: N Taxes: \$0.00 / 2023 DOM: 26 List: \$1,499,000 For: Sale
	Co-Op Apt 2-Storey Rms: 5 + 3 Corp#: N/A / 0 #Shares%: 11676 Bedrooms: 2 + 2 Unit#: 145 Locker#: Washrooms: 3 Locker Lev Unit: 1x3xMain, 1x4xMain, 1x3xLower Locker Unit#: Level: Mai
	Zoning: Prop Mgmt: Self-Managed Dir/Cross St: Roxborough St W/Avenue Rd

MLS#: C7215516 Possession Remarks: 30-60 days/TBA
 Status Cert: Y Bldg Name: PIN#: 211940507

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: 1837 Sq Ft As Per Floor Plan Company Exposure: Ns Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,926.25 A/C: Wall Unit Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Y Water Incl: Y Heat Incl: Y 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: Lower Exterior: Brick Gar/Gar Spcs: None / 0.0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen:
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.99	x 10.99	O/Looks Park Open Concept Hardwood Floor
2	Dining	Main	14.92	x 10.07	Open Concept B/I Bar Window
3	Kitchen	Main	21.81	x 10.59	Open Concept O/Looks Park Breakfast Area
4	Prim Bdrm	Main	11.25	x 10.92	3 Pc Ensuite Window Closet
5	2nd Br	Main	10.33	x 8.82	4 Pc Bath Window Closet
6	Family	Lower	18.76	x 10.66	B/I Desk W/O To Terrace Broadloom
7	Kitchen	Lower			Open Concept Breakfast Area Centre Island
8	Br	Lower	21.65	x 14.07	Combined W/Kitchen Open Concept 3 Pc Bath
9	Living	Lower	15.42	x 6.99	O/Looks Park Window Flr To Ceil South View

Client Remks: Live on the park! Contemporary two-bedroom in intimate four-unit co-op building on coveted Roxborough St W. Incredible south-facing apartment with balcony and huge terrace overlooking Ramsden Park. Two storeys, including lower level family room at ground level with walk-out to fantastic sun-filled terrace. Separate parking garage with dedicated storage space for each unit.
Extras: Also includes a lower level studio suite accessed from the rear terrace. Pets allowed.

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