



**1 Rainsford Rd 306** **List: \$1,425,000 For: Sale**  
**Toronto** Ontario M4L 3N5  
 Toronto E02 The Beaches Toronto  
**SPIS:** N **Taxes:** \$3,219.32/2023 **DOM:** 0  
 Condo Apt Apartment **Rms:** 6  
**Corp#:** TSCC / 2438 **#Shares%:** **Bedrooms:** 2  
**Unit#:** 4 **Locker#:** **Washrooms:** 3  
**Locker Lev Unit:** A 1x2xMain, 1x5xMain, 1x3xMain  
**Locker Unit#:** 33  
**Level:** 3  
**Zoning:**  
**Prop Mgmt:** Icc Property Management  
**Dir/Cross St:** Queen & Woodbine

**MLS#:** E8265128 **Possession Date:** 05/31/2024 **Possession Remarks:** 30 days/TBA  
**Status Cert:** Y **Bldg Name:** One Rainsford **PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b>
<b>Basement:</b> None	<b>Maint:</b> \$1,168.60	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Stucco/Plaster
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Underground / 1
<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> 1512 Sq Ft As Per Mpac	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> S	<b>Heat Incl:</b> Y	<b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Pk Spot#:</b> 14
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdp-Eqp:</b>	<b>Com Elem Incl:</b> Y	<b>Prk Lvl/Unit:</b> A
	<b>Cert Level:</b>	<b>Bldg Amen:</b>
	<b>Energy Cert:</b>	Bbqs Allowed, Visitor Parking
	<b>GreenPIS:</b>	<b>Prop Feat:</b>
		Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, Waterfront

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 14.34	B/I Bookcase	2 Way Fireplace	Window
2	Dining	Main	10.99	x 7.35	Combined W/Living	Open Concept	
3	Kitchen	Main	11.32	x 8.76	Pantry	Centre Island	Stone Counter
4	Den	Main	11.84	x 6	Open Concept	2 Way Fireplace	W/O To Terrace
5	Prim Bdrm	Main	14.76	x 10.83	Fireplace	Ensuite Bath	W/I Closet
6	2nd Br	Main	12.66	x 12.01	3 Pc Bath	Murphy Bed	B/I Desk

**Client Remks:**  
 Fantastic sun-filled two-bedroom suite in quiet boutique building perfectly located in prime Beach neighbourhood. Split plan layout, 1512 square feet, with two private bedroom suites, and guest powder room. Two gas fireplaces, beautiful built-ins, second bedroom with custom desk and Murphy bed and built-in storage shelving. Two huge room-size walk-in closets. Primary bedroom features second gas fireplace and walk-out to sunny south-facing terrace with gas bbq hook-up. Large private storage room with shelving as well as second locker in locker room.

**Extras:**  
 Unbelievable value! Priced to sell. Quiet, intimate low-rise building in prime Beach neighbourhood. Fantastic option for downsizers with incredible storage in-suite and more in private storage room with shelving included. Two pets allowed.

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