



250 Erskine Ave 102 **List: \$1,499,000 For: Sale**
Toronto Ontario M4P 1Z4
 Toronto C10 Mount Pleasant East Toronto
SPIS: N **Taxes:** \$6,559.20/2024 **DOM:** 0
 Condo Townhouse 3-Storey **Rms:** 6 + 1
Corp#: YCC / 423 **#Shares%:** **Bedrooms:** 3 + 1
Unit#: 02 **Locker#:** **Washrooms:** 3
Locker Lev Unit: 1x3x2nd, 1x5x3rd, 1x2xLower
 low
Locker Unit#: N/A
Level: 1
Zoning:
Prop Mgmt: Self-managed
Dir/Cross St: Mt. Pleasant/Eglinton

MLS#: C9089483 **Possession Remarks:** 30 days/TBA
Status Cert: Y **Bldg Name:** **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Common	Ens Lndry:
Basement: Finished	Maint: \$1,879.52	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Underground / 1
Apx Age: 31-50	UFFI: No	Park/Drive: Undergrnd
Apx Sqft: 1600-1799	Elev/Lift:	Park Type: Exclusive
Sqft Source: floor plan company	Retirement: N	Park/Drv Spcs: 0
Exposure: Ew	Taxes Incl:	Tot Prk Spcs: 1
Assessment:	Heat Incl:	Park \$/Mo:
Spec Desig: Unknown	Cable TV Incl:	Prk Lvl/Unit:
Phys Hdp-Eqp: N	Bldg Ins Incl: Y	Bldg Amen: Bbqs Allowed, Visitor Parking
	Com Elem Incl:	Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, School
	Cert Level:	
	Energy Cert: N	
	GreenPIS: N	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	120.31	x 190.81	Gas Fireplace Open Concept W/O To Yard
2	Dining	Main	89.67	x 225.82	Open Concept Combined W/Kitchen W/O To Yard
3	Kitchen	Main	89.67	x 225.82	Renovated Centre Island O/Looks Backyard
4	2nd Br	2nd	190.81	x 114.83	Hardwood Floor Double Closet O/Looks Backyard
5	3rd Br	2nd	171.65	x 86.65	Hardwood Floor Double Closet Window
6	Prim Bdrm	3rd	207.84	x 148.72	Combined W/Sitting 5 Pc Ensuite W/O To Deck
7	Family	Lower	99.84	x 99.84	2 Pc Bath Hardwood Floor
8	Office	Lower	69.98	x 79.82	Hardwood Floor

Client Remks:
 Stunning, totally renovated condo townhouse in the quiet, dead-end block of Erskine leading to Sherwood Park. One of nine townhouses on a beautiful leafy street. Sleek and sophisticated finishes make this a perfect home for a single, couple, or family. This three-storey townhouse feels like a freehold home. The location is perfect, close to the busy, built-up neighbourhood of Yonge and Eglinton but tucked away on a residential street. The open-concept main floor features a living room with gas fireplace, renovated kitchen with Caesarstone counters and tons of storage, and an extra-large island that can easily seat eight. The west-facing, beautiful and private back garden is a great place to entertain or relax. On the second floor are two large bedrooms, each with double closets, and a renovated three-piece bath. The primary bedroom occupies the top floor, and features an ensuite bath, two double closets, cosy seating area, and a spectacular private rooftop deck. The lower level contains a family room, home office, two-piece bath and laundry room, and leads to the underground garage.

Extras: Northern School district! A short walk to shops, restaurants, and LRT transit.

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



250 Erskine Ave 102, Toronto

Mount Pleasant East, C10, Toronto, Ontario M4P 1Z4

Condo Townhouse 3-Storey

FOR SALE \$1,499,000

TAXES \$6,559.20 (2024)

C9089483

Fireplace/Stove Pets Allowed with Restrictions Public Transit School

3+1	3	6+1	1600-1799	0	0
BEDS	BATHS	ROOMS	SQFT	ACRES	DOM

AVERAGES

	MEAN	MEDIAN
PRICE	\$1,499,000	\$1,499,000