



1 Rainsford Rd 306 **List: \$1,349,000 For: Sale**
Toronto Ontario M4L 3N5
 Toronto E02 The Beaches Toronto
SPIS: N **Taxes:** \$6,573.50/2024 **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 647-559-4322
Dir/Cross St: Queen & Woodbine

MLS#: E9419494 **Possession Remarks:** 30 Days TBA
Status Cert: Y **Bldg Name:** One Rainsford **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,168.60	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Stucco/Plaster
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1400-1599	Elev/Lift:	Park Type: Owned
Sqft Source: 1512 Sq Ft As Per Mpac	Retirement: N	Park/Drv Spcs: 0
Exposure: S	Water Incl: Y	Tot Prk Spcs: 1
Assessment:	Y Hydro Incl:	Pk Spot#: 14
Spec Desig: Unknown	CAC Incl: Y	Park \$/Mo:
Phys Hdp-Eqp:	Bldg Ins Incl: Y	Prk Lvl/Unit: A
	Com Elem Incl: Y	Bldg Amen:
	Cert Level:	Bbqs Allowed, Visitor Parking
	Energy Cert:	Prop Feat:
	GreenPIS:	Ensuite Laundry, 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 the prime Beach neighbourhood. Split plan layout, 1512 square feet, with two private bedroom suites, and a 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. The primary bedroom features a second gas fireplace and one of two walk-outs to the sunny south-facing terrace complete with gas bbq hook-up. Large private storage room with shelving as well as a 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



1 Rainsford Rd 306, Toronto

FOR SALE \$1,349,000

The Beaches, E02, Toronto, Ontario M4L 3N5

TAXES \$6,573.50 (2024)

Condo Apt Apartment

E9419494

- Ensuite Laundry Fireplace/Stove Pets Allowed with Restrictions Public Transit ...

2	3	6	1400-1599	0	0
BEDS	BATHS	ROOMS	SQFT	ACRES	DOM

AVERAGES

	MEAN	MEDIAN
PRICE	\$1,349,000	\$1,349,000