



1 Market St 3302 **List: \$3,095,000 For: Sale**
Toronto Ontario M5E 0A2
 Toronto C08 Waterfront Communities C8 Toronto
SPIS: N **Taxes:** \$10,478.98/2024 **DOM:** 0
Condo Apt 2-Storey **Rms:** 5
Corp#: TSCC / 2308 **#Shares%:** **Bedrooms:** 2
Unit#: 2 **Locker#:** **Washrooms:** 3
Locker Lev Unit: 4 1x2xMain, 1x5x2nd, 1x4x2nd
Locker Unit#: 11
Level: 34
Zoning:
Prop Mgmt: Del Property Management 416-777-0400
Dir/Cross St: Front/Jarvis

MLS#: C11976623 **Possession Remarks:** 90 days/TBA
Status Cert: Y **Bldg Name:** Market Wharf II **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 1600-1799 Sqft Source: builder Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,426.41 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: N GreenPIS: N	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Pk Spot#: 11 Pk Spot#: 12 Park \$/Mo: Prk Lvl/Unit: P3 / P3 Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Sauna, Visitor Parking Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Lake Access, Pets Allowed with Restrictions, Public Transit
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x 5.15	Double Closet 2 Pc Bath Tile Floor
2	Living	Main	20.73	x 14.83	Window Flr to Ceil Gas Fireplace Overlook Patio
3	Dining	Main	18.01	x 12.66	Open Concept Window Flr to Ceil W/O To Terrace
4	Kitchen	Main	13.58	x 13.16	Open Concept Marble Counter W/O To Terrace
5	Prim Bdrm	2nd	26.35	x 13.48	Window Flr to Ceil 5 Pc Ensuite Heated Floor
6	2nd Br	2nd	13.58	x 10.17	Window Flr to Ceil 4 Pc Ensuite Heated Floor

Client Remks:
 Absolutely stunning, one-of-a-kind two-level penthouse suite in the St. Lawrence Market with large terrace and incredible views on both levels. Bought from builder's plans and custom designed by current owners with exquisite finishes and details. Open-concept main floor with spectacular north, south, and west 180-degree views of the terrace and city skyline. Dramatic fireplace wall, second floor primary suite (builder's plan was for 2 bedrooms plus den) open concept combined with office with more spectacular city skyline views. Fully landscaped and irrigated 1044-square-foot terrace with outdoor kitchen, dining, and seating areas with gas fire pit and water feature. Two walk-outs to terrace.

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