

	65 St Mary St 4201		List: \$1,850,000 For: Sale				
	Toronto Ontario M5S0A6						
Toronto C01 Bay Street Corridor Toronto 115-19-Q							
Taxes: \$0.00 / 2016		Last Status: New					
SPIS: N		DOM: 3					
Condo Apt	#Shares%:	Rms: 6					
Apartment	Locker#: B153	Bedrooms: 2 + 1					
Level: 42	Corp#: TSCC / 2525	Washrooms: 2					
Unit#: 01		1x5, 1x3					
Zoning: Residential							
Dir/Cross St: Bay & Bloor							
Prop Mgmt: Shelter Canadian Properties Ltd 647-345-7243							
MLS#: C3711188		Sellers: Larissa Kan-Ool D Vladimir Brachtchenko		Contact After Exp: N			
Opn Hse Note: Agents							
Holdover: 60	Possession: Immediately	Occup: Owner	Status Cert: N				
Bldg Name: U -Condo		PIN#:	ARN#:				
Kitchens: 1	Pets Perm: Restrict	Balcony: Open					
Fam Rm: N	Locker: Owned	Ens Lndry: Y					
Basement: None	Maint: \$849.29	Lndy Lev: Main					
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete					
Heat: Forced Air / Gas	Central Vac:	Gar/Pk Spc: Undergrnd / 1.0					
Apx Age: New	UFFI:	Park/Drive: Undergrnd					
Apx Sqft: 1400-1599	Elev/Lift: Retirement:	Park Type: Owned					
Sqft Source: 1,477 Sq.Ft As Per Floor	Taxes Incl: N Water Incl: Y	Park Spcs: 1					
Plan	Heat Incl: Y Hydro Incl: N	Park \$/Mo:					
Exposure: Se	Cable TV Incl: N CAC Incl: Y	Prk Lgl Dsc: B 124					
Assessment:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen: Concierge, Exercise Room,					
Spec Desig: Unknown	Con Elem Incl: Y	Party/Meeting Room, Rooftop Deck/Garden,					
Phys Hdp-Eqp:	Cert Level: Energy Cert:	Visitor Parking					
Prop Features: Clear View, Hospital,	GreenPIS:						
Library, Park, Public Transit, School							
#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.77	x 4.37	Hardwood Floor	Se View	W/O To Balcony
2	Dining	Main	4.65	x 4.06	Hardwood Floor	South View	W/O To Balcony
3	Kitchen	Main			Hardwood Floor	Open Concept	Centre Island
4	Master	Main	4.29	x 2.97	Hardwood Floor	W/I Closet	5 Pc Bath
5	2nd Br	Main	3.78	x 2.82	Hardwood Floor	Window	Closet
6	Den	Main	4.06	x 3.38	Hardwood Floor	Sliding Doors	W/O To Balcony
Client Remks: U-Condo, Built Right On The Grounds Of The University Of Toronto! S/E Corner On The 42nd Floor, For A Total Of 1477 Sq. Ft A Den Could Be 3D Bedroo, With 10 Ft. Ceilings, In A Unique Location. Breathtaking Views Of Downtown Toronto And Lake Ontario. Two Huge 400 Sq.Ft Balconies. Steps From Bloor Street Boutiques, Yorkville Restaurants, The Subway, Queen's Park, Major Hospitals And Much More. 4200 Sq.Ft Top Amenities, Roof Patio With 360-Degree City View.							
Extras: Motorized Double Sets Of Blinds; European Kitchen With Miele Appliances, A 7' Quartz Waterfall Centre Island, Mosaic Back Splash; 5" Engineered Hardwood Floors; Crystal Led Chandeliers; Professionally Made Closets; Pullout Shelvings.							
Brkage Remks: Please Email Offers To* Tkonkina@Rogers.Com*. With Schedule B And Form 801. Property Tax Is Not Assessed Yet							
BEDFORD REALTY INC., BROKERAGE Ph: 416-927-9898 Fax: 416-946-1295							
1 Bedford Rd #2001 Toronto M5R2B5							
TATIANA A. KONKINA, Broker of Record 416-927-9898							
NIKOLAI KONKINE, Salesperson 416-725-6081							
Contract Date: 2/21/2017		Condition:		Ad: N			
Expiry Date: 7/15/2017		Cond Expiry:		Escape:			
Last Update: 2/23/2017		CB Comm: 2.5%		Original: \$1,850,000			