

	35 Hayden St Ph 3102 Toronto Ontario M4Y3C3 Toronto C08 Church-Yonge Corridor Toronto 115-19-Q Taxes: \$7,010.45 / 2016 Last Status: New SPIS: N DOM: 4		List: \$1,985,000 For: Sale
	Condo Apt #Shares%: Rms: 7 Apartment Locker#: 39 Bedrooms: 2 + 1 Level: 31 Corp#: TSCC / 2094 Washrooms: 3 Unit#: 02 1x4xMain, 1x3xMain, 1x2xMain	Zoning: Dir/Cross St: Yonge Street Prop Mgmt: Maple Ridge Community 416-925-2915	
	MLS#: C3726542 Sellers: Tatiana Naimouchina And Alexandre Naimouchine Contact After Exp: N Holdover: 60 Possession: 90 Days Occup: Tenant Status Cert: N Bldg Name: PIN#: ARN#:		
	Kitchens: 1 Pets Perm: Restrict Balcony: Terr Fam Rm: Y Locker: Owned Ens Lndry: Y Basement: None Maint: \$1,308.77 Lndy Lev: Main Fireplace/Stv: Y A/C: Central Air Exterior: Brick Heat: Heat Pump / Gas Central Vac: Apx Age: UFFI: Apx Sqft: 1800-1999 Elev/Lift: Retirement: N Gar/Pk Spc: Undergrnd / 1.0 Sqft Source: 1956 Sq.Ft As Per Floor Taxes Incl: N Water Incl: Y Park/Drive: Undergrnd Plan Heat Incl: Y Hydro Incl: N Park Type: Owned Exposure: Sw Cable TV Incl: N CAC Incl: Y Park Spcs: 1 Assessment: Bldg Ins Incl: Y Prkg Incl: Y Pk Spot#: P111 Spec Desig: Unknown Com Elem Incl: Y Prk Lgl Dsc: Level A Unit 11 Phys Hdp-Eqp: Cert Level: Energy Cert: Bldg Amen: Bbqs Allowed, Concierge, GreenPIS: Exercise Room, Indoor Pool, Security Guard, Visitor Parking		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	6.80	x 3.62	Hardwood Floor	Gas Fireplace	W/O To Balcony
2	Dining	Main	5.50	x 3.93	Window	Hardwood Floor	West View
3	Kitchen	Main	3.22	x 2.58	Stainless Steel Appl	Granite Counter	W/O To Balcony
4	Breakfast	Main	3.10	x 2.71	Breakfast Area	W/O To Balcony	Hardwood Floor
5	Master	Main	4.75	x 3.57	W/I Closet	W/O To Balcony	4 Pc Ensuite
6	2nd Br	Main	3.10	x 3.11	W/O To Balcony	West View	3 Pc Ensuite
7	Den	Main	2.99	x 2.83	W/O To Balcony	West View	Hardwood Floor
8	Foyer	Main	1.79	x 2.64	Hardwood Floor		
9	Foyer	Main	1.76	x 4.50	Hardwood Floor	Mirrored Closet	
10	Laundry	Main	1.70	x 0.91			

Client Remks: Gorgeous Penthouse With South Facing Terrace And 2 West Facing Balconies With Wood Flooring. Den Could Be A 3D Bedroom, 1956 Sq.Ft Only 2 Suites On Entire Floor. 2 Entrances! Amazing Layout With Enormous Closets Space. 2 Big Bathrooms With Windows, 10' Ft Ceilings, 9' Ft Doors, Downview Kitchen. Fantastic View Of Downtown Toronto And Lake Ontario. Steps To Yonge/ Bloor Subway Line, Yorkville Restaurants, Boutiques. Short Walk To U Of T.

Extras: : Hardwood Floors, Crown Moldings, Bosh Gas Stove, Dishwasher, Microwave. Liebherr Fridge, Gas Barbecue And Water Lines On The Terrace, Fireplace, Water Filters, Pot Lights All Window Coverings, All Elf Except Dining Room.

Brkage Remks: Email Offers To* Nkonkine@Rogers.Com*. With Schedule B And Form 801. Irrevocable- 48 Hours

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: 3/10/2017 **Condition:** **Ad:** N
Expiry Date: 8/10/2017 **Cond Expiry:** **Escape:**
Last Update: 3/10/2017 **CB Comm:** 2.5% **Original:** \$1,985,000



#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	35 Hayden St	Ph 3102	Toronto	\$1,985,000.00	2	3	New	C3726542