


Prepared by: NIKOLAI KONKINE, Salesperson

BEDFORD REALTY INC., BROKERAGE

1 Bedford Rd #2001, Toronto, ON M5R2B5

416-927-9898

Printed on 08/30/2017 1:00:12 PM

| | | | |
|--|--|-----------------|------------------------------------|
|  | 33 Charles St E 3403 | | List: \$1,100,000 For: Sale |
| | Toronto Ontario M4Y1R | | |
| | Toronto C08 Church-Yonge Corridor Toronto 115-19-Q | | |
| | Taxes: \$4,279.20 / 2017 | | Last Status: New |
| SPIS: N | | DOM: 2 | |
| Condo Apt | #Shares%: | Rms: 7 | |
| Apartment | Locker#: 101 | Bedrooms: 2 + 1 | |
| Level: 34 | Locker Level: | Washrooms: 2 | |
| Unit#: 03 | Locker Unit#: | 1x4, 1x3 | |
| Corp#: TSCC / 2058 | | | |
| Zoning: | | | |
| Dir/Cross St: Yonge/Bloor | | | |
| Prop Mgmt: Shelter Canadian Properties Ltd 416-927-9702 | | | |

MLS#: C3910518 Sellers: Tatiana Konkina(R.R.E.A) And Nikolai Konkine(R.R.E.A) Contact After Exp: N
 Holdover: 60 Possession: Immediately Occup: Vacant Status Cert: N
 Bldg Name: PIN#: ARN#: 190406846002700

| | | |
|--|---|--|
| Kitchens: 1 | Pets Perm: Restrict | Balcony: Open |
| Fam Rm: N | Locker: Owned | Ens Lndry: Y |
| Basement: None | Maint: \$759.93 | Lndy Lev: Main |
| Fireplace/Stv: N | A/C: Central Air | Exterior: Concrete |
| Heat: Forced Air / Gas | Central Vac: | |
| Apx Age: | UFFI: | Gar/Gar Spcs: Undergrnd / 1.0 |
| Apx Sqft: 900-999 | Elev/Lift: | Park/Drive: Undergrnd |
| Sqft Source: 947 Sq.Ft As Per Buiders' Plan | Taxes Incl: N Water Incl: Y | Park Type: Owned |
| Exposure: Se | Heat Incl: Y Hydro Incl: N | Park/Drv Spcs: 1 |
| Assessment: | Cable TV Incl: N CAC Incl: Y | Tot Pk Spcs: 1 |
| Spec Desig: Unknown | Bldg Ins Incl: Y Prkg Incl: Y | Pk Spot#: 118 |
| Phys Hdp-Eqp: | Com Elem Incl: Y | Park \$/Mo: |
| | Cert Level: Energy Cert: | Prk Lev/Unit: |
| | GreenPIS: | Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room |

| # | Room | Level | Length (m) | Width (m) | Description | | |
|---|---------|-------|------------|-----------|----------------|----------------------|----------------|
| 1 | Foyer | Flat | 3.20 | x 1.07 | Double Closet | Hardwood Floor | 3 Pc Bath |
| 2 | Living | Flat | 7.44 | x 3.66 | W/O To Balcony | Combined W/Dining | Hardwood Floor |
| 3 | Dining | Flat | 7.44 | x 3.66 | Open Concept | Combined W/Kitchen | Se View |
| 4 | Kitchen | Flat | 7.44 | x 3.66 | Modern Kitchen | Stainless Steel Appl | Centre Island |
| 5 | Master | Flat | 2.74 | x 2.97 | 4 Pc Ensuite | Hardwood Floor | W/O To Balcony |
| 6 | 2nd Br | Flat | 3.38 | x 2.92 | Double Closet | Hardwood Floor | W/O To Balcony |
| 7 | Den | Flat | 3.35 | x 3.20 | Hardwood Floor | B/I Closet | |

Client Remks: Luxurious Casa Condominium At Yonge And Bloor. 46 Storey Glass Tower W/State-Of-The-Art Amenities! 2+1 Bedrooms Venezia Corner Unit 947 Sq Ft + 237 Sq Ft Wrap Around Balcony. Beautiful S/E View Of The City And Lake. New 7,5' Wide Hardwood Floors Throughout, Freshly Painted, All New Beautiful Light Fixtures And New Balcony Floors. 9' Ceilings. Scavolini Kitchen With Granite Counter Tops, Center Island.
Extras: Stainless Steel Fridge, Stove, Dishwasher, Microwave. Washer And Dryer. Parking #118, Locker P2#101 Steps From Subway Line, Yorkville High Fashion Boutiques And Best City Restaurants, University Of Toronto,
Brkage Remks: Email Offers Nkonkine@Rogers.Com. Please Attached Schedule B And Form 801 The Sellers Are Real Estate Professionals. Please Bring Disclosure

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: 8/28/2017 **Condition:** **Ad:** N
Expiry Date: 12/31/2017 **Cond Expiry:** **Escape:**
Last Update: 8/29/2017 **CB Comm:** 2.5% **Original:** \$1,100,000