



50 Yorkville Ave 4603
Toronto Ontario M4W0A3
 Toronto C02 Annex Toronto 115-19-Q
Taxes: \$39,935.37 / 2017 **Last Status: New**
SPIS: N **DOM: 2**

Condo Apt **#Shares%:** **Rms: 7**
 Apartment **Locker#: C120** **Bedrooms: 2 + 1**
Level: 24 **Locker Level:** **Washrooms: 3**
Unit#: 03 **Locker Unit#:** 1x7xFlat, 1x3xFlat, 1x2xFlat
Corp#: TSCC / 2282

Zoning:
Dir/Cross St: Bay And Yorkville
Prop Mgmt: Residences Four Seasons Hotel Toronto

MLS#: C3910550 **Sellers:** Pramor Global Financial Corp **Contact After Exp: N**
Holdover: 60 **Possession: 10/1/17** **Occup: Tenant** **Status Cert: N**
Bldg Name: **PIN#:** **ARN#: 190405230002491**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$3,836.14	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Other
Heat: Heat Pump / Gas	Central Vac: Y	
Apx Age: New	UFFI:	Gar/Gar Spcs: Undergrnd / 2.0
Apx Sqft: 3250-3499	Elev/Lift: Y Retirement:	Park/Drive: Undergrnd
Sqft Source: 3,422 Sq.Ft As Per	Taxes Incl: Y Water Incl: Y	Park Type: Owned / Owned
Management:	Heat Incl: Y Hydro Incl: N	Park/Drv Spcs: 2
Exposure: S	Cable TV Incl: N CAC Incl: N	Tot Pk Spcs: 2
Assessment:	Bldg Ins Incl: Y Prkg Incl: Y	Pk Spot#: C46
Spec Desig: Unknown	Com Elem Incl: Y	Pk Spot#: C48
Phys Hdp-Eqp:	Cert Level: Energy Cert:	Park \$/Mo:
Prop Features: Clear View	GreenPIS:	Prk Lev/Unit: C46 / C48
		Bldg Amen: Concierge, Gym, Indoor Pool, Security System, Visitor Parking

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main	5.79	x 2.23	Marble Floor Crown Moulding Elevator
2	Living	Main	9.14	x 7.54	South View Combined W/Dining Fireplace
3	Dining	Main	9.14	x 7.54	Hardwood Floor Combined W/Living Pot Lights
4	Library	Main	6.06	x 3.96	Hardwood Floor B/I Bar W/O To Balcony
5	Kitchen	Main	5.88	x 5.67	Breakfast Area Centre Island W/O To Balcony
6	Master	Main	5.67	x 4.97	His/Hers Closets 7 Pc Ensuite W/O To Balcony
7	2nd Br	Main	5.59	x 3.93	W/O To Balcony 3 Pc Ensuite W/O To Balcony
8	Laundry	Main	4.10	x 1.85	B/I Appliances Side Door Ceramic Floor

Client Remks: Live On Top Of The Four Seasons Hotel! The Best Condominium In Toronto ! Almost 3,500 Sq.Ft Unit, 10 Ft. Ceiling , No Bulkheads. Breathtaking South , East And West Views Of Downtown Toronto And Lake Ontario . Huge Open Concept Living And Dining Room , Amazing Quality Downsview Kitchen . Located In The Most Prestigious Area In Toronto . Steps To The Top Designers Boutiques , Best Cafes And Restaurants , Spas And All Life Services

Extras: Enjoy 4 Seasons Hotel Amenities , Valet Parking, Concierge Services, Full Health Club Membership . Sub Zero Fridge , Wolf Range Stove , Miele Coffeemaker , Wine Fridge , Miele Steamer , Oven , Automated Blinds Throughout Apartment

Brkage Remks: Email Offers Nkonkine@Rogers.Com. Please Attached Schedule B And Form 801. * 24 Hours Notice For All Showings*

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 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: 2/28/2018 **Cond Expiry:** **Escape:**
Last Update: 8/28/2017 **CB Comm:** 2.5% **Original:** \$7,000,000