

	35 Hayden St 2103		List: \$1,225,000 For: Sale
	Toronto Ontario M4Y3C3		
	Toronto C08 Church-Yonge Corridor Toronto 115-19-Q		
	Taxes: \$4,684.46 / 2018		Last Status: New
SPIS: N		DOM: 16	
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: B#74	Bedrooms: 2 + 1	
Level: 21	Locker Level:	Washrooms: 2	
Unit#: 3	Locker Unit#:	1x4xFlat, 1x3xFlat	
Corp#: TSCC / 2094			
Zoning:			
Dir/Cross St: Yonge/Bloor			
Prop Mgmt: Maple Ridge Community 416-925-2915			

MLS#: C4083585 Sellers: Julia Dobkine And Leonid Dobkine Contact After Exp: N
 Holdover: 60 Possession: Immediately Occup: Vacant Status Cert: N
 Bldg Name: Bsn PIN#: ARN#: 190406853003914

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$869.77	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Gas	Central Vac: N	Stucco/Plaster
Apx Age: 6-10	UFFI: No	Gar/Gar Spcs: Undergrnd / 1.0
Apx Sqft: 1200-1399	Elev/Lift: Y Retirement: N	Park/Drive: Undergrnd
Sqft Source: As Per Floor Plan	Taxes Incl: N Water Incl: Y	Park Type: Owned
Exposure: Sw	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#: 32
Phys Hdp-Eqp:	Com Elem Incl: Y	Park \$/Mo:
Prop Features: Public Transit	Cert Level: Energy Cert:	Prk Lev/Unit: Level B #32
	GreenPIS:	Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Recreation Room, Security System

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Flat	7.73	x 3.78	Combined W/Family Hardwood Floor W/O To Balcony
2	Dining	Flat	6.12	x 4.95	Combined W/Kitchen Hardwood Floor West View
3	Kitchen	Flat	6.12	x 4.95	Modern Kitchen Combined W/Dining Granite Counter
4	Master	Flat	3.41	x 3.64	W/I Closet 4 Pc Ensuite Broadloom
5	2nd Br	Flat	3.01	x 3.10	Closet Broadloom West View
6	Family	Flat	7.73	x 3.78	Hardwood Floor Window Combined W/Living

Client Remks: 32 Storey European Style Condominium Located In The Yorkville Village. Brian Gluckstein Interior Design Touch. Stunning 2+1 Apartment With South-West View Of Downtown Toronto And Lake, South Facing Huge Terrace, 10' Ceilings, Excellent Layout. Modern Kitchen W/O To West Facing Balcony With Huge Pantry. Two Subway Lines Just Around The Corner, Short Walk To U Of T, Yorkville Boutiques, Restaurants
Extras: Stainless Steel Fridge, Stove, Dishwasher, Microwave. Stacked Washer/Dryer. Blinds, Approx. 22 X 10 Foot South Facing Terrace. See The Floor Plan Attached
Brkage Remks: Great Price For Yonge/Bloor Location And 10' Ceiling Apartment. Parking And Locker Included. Please Email Offers To Nkonkine@Rogers.Com. Attached Schedule B With The Offer

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: 4/03/2018 **Condition:** Ad: N
Expiry Date: 8/31/2018 **Cond Expiry:** Escape:
Last Update: 4/17/2018 **CB Comm:** 2.5% **Original:** \$1,225,000