


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	30 Harrison Garden Blvd	2211	Toronto	\$459,000.00	1	1	Slid	C4409580

	<b>30 Harrison Garden Blvd 2211</b>		<b>Sold: \$485,000</b>	<b>1</b>
	<b>Toronto Ontario M2N7A9</b>		<b>List: \$459,000</b>	
Toronto C14 Willowdale East Toronto 103-20-E				
Taxes: \$1,858.86 / 2018		For: Sale	% Dif: 106	
SPIS: N		Last Status: Sld	DOM: 8	
Condo Apt	#Shares%:	Rms: 5		
Apartment	Locker#:	Bedrooms: 1 + 1		
Unit#: 10	Locker Lev Unit:	Washrooms: 1		
Corp#: TSCC / 1466	Locker Unit#:	1x4xFlat		
Level: 19				
<b>Zoning:</b>				
Dir/Cross St: Yonge & Hwy 401				
Prop Mgmt: Brookfield Property Management 416-512-6146				

MLS#: C4409580	Sellers: Jonathan Staseff	Contact After Exp: N	
Holdover: 60	Possession: 30/60	Occup: Vacant	Status Cert: N
Bldg Name:	PIN#:	ARN#:	

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$468.21	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Undergrnd / 1.0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Seller	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Prk/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0
<b>Exposure:</b> Ne	<b>Heat Incl:</b> N <b>Hydro Incl:</b> N	<b>#:</b> 84
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> N	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b> C
	<b>Com Elem Incl:</b> Y	<b>Bldg Amen:</b> Concierge, Exercise Room, Games Room, Guest Suites, Security Guard, Visitor Parking

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.99	x 12.00	Laminate	East View	Open Concept
2	Dining	Flat	16.99	x 12.00	Laminate	Open Concept	Combined W/Living
3	Kitchen	Flat	6.89	x 7.87	Stainless Steel Appl	Breakfast Bar	Backsplash
4	Master	Flat	10.99	x 8.99	Laminate	Double Closet	
5	Den	Flat	8.30	x 7.87	Laminate	W/O To Balcony	Sliding Doors

**Client Remks:** Welcome To Spectrum Residences, South Tower. Menkes Built, Luxury Condo In The Heart Of North York. Bright & Beautiful 1+1 Bedroom Suite. Open Concept Layout. Unobstructed East View. Upgraded Laminate Flooring In Living, Dining, Master & Den. Spacious Master. Den/Office With Walkout To Balcony. Beautifully Painted & Decorated. Meticulously Maintained. At Your Door : Access To Yonge/Sheppard Subway, 401, Shops, Restaurants & All Amenities. Location, Location!!

**Extras:** Brand New Stainless Steel Refrigerator & Stove. Stainless Steel B/I Micro & Dw (4Yr). Stacked Washer & Dryer "As Is". All Elfs. All Window Coverings.

**Brkage Remks:** Stunning Upgraded Condo With Panoramic Views! High Demand Area! Fabulous Amenities Include: Rooftop Deck With Bbq Area, 24 Hr Concierge, Gym, Sauna, Guests Suites, Visitors Parking & More! Please Attach Sched B & Form 801.

List: RE/MAX ALL-STARS REALTY INC., BROKERAGE Ph: 905-477-0011 Fax: 905-477-6839  
KRISTINE MILBURY SEARLE, Salesperson 416-995-8238 ARLENE LEE MILBURY, Salesperson 647-242-9092

Co-Op: CENTURY 21 PERCY FULTON LTD., BROKERAGE  
Peter Archibald West, Salesperson

<b>Contract Date:</b> 4/09/2019	<b>Sold Date:</b> 4/17/2019	<b>Leased Terms:</b>
<b>Expiry Date:</b> 7/31/2019	<b>Closing Date:</b> 4/29/2019	<b>Original:</b> \$459,000
<b>Last Update:</b> 4/18/2019	<b>CB Comm:</b> 2.25% + Hst	