


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	30 Herons Hill Way	303	Toronto	\$428,888.00	1	1	Slid	C4380772

	<b>30 Herons Hill Way 303</b>		<b>Sold: \$425,000</b>	1
	<b>Toronto Ontario M2J0A7</b>		<b>List: \$428,888</b>	
Toronto C15 Henry Farm Toronto 104-27-E				
Taxes: \$1,687.66 / 2018		For: Sale	% Dif: 99	
SPIS: N		Last Status: Sld	DOM: 13	
Condo Apt		#Shares%:	Rms: 4	
Apartment		Locker#:	Bedrooms: 1	
Unit#: 3		Locker Lev Unit: B	Washrooms: 1	
Corp#: TSCC / 2162		Locker Unit#: 58	1x4xFlat	
		Level: 3		
Zoning:				
Dir/Cross St: Sheppard/Hwy 404/Dvp				
Prop Mgmt: Crossbridge Condominium Services Ltd.				

MLS#: C4380772 Sellers: Jeffrey Charles Robinson Contact After Exp: N  
 Holdover: 60 Possession: Tbd Occup: Owner Status Cert: N  
 Bldg Name: Legacy PIN#: ARN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$466.97	<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> Owner	<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> N	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> N	<b>#:</b> 57
<b>Assessment:</b>	<b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y	<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> Car Wash, Concierge, Gym, Indoor Pool, Visitor Parking
		<b>Prop Feat:</b> Hospital, Library, Park, Public Transit, School

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.42	x 11.09	Hardwood Floor W/O To Balcony Combined W/Dining
2	Dining	Flat	17.42	x 11.09	Hardwood Floor Combined W/Living
3	Kitchen	Flat	6.99	x 7.51	Stainless Steel Appl Granite Counter Breakfast Bar
4	Master	Flat	10.00	x 9.91	Hardwood Floor Double Closet W/O To Balcony

**Client Remks:** Monarch Built "The Legacy". Modern & Immaculate 1 Bedroom Condo. Freshly Painted And Beautifully Decorated. Brand New Hardwood Flooring. Kit Features Granite Counters, S/S Appliances, Custom Backsplash & Breakfast Bar. Combined Lr/Dr W/ W/O To Balcony. Spacious Master W/ W/O To Balcony.

**Extras:** All Elfs, All Window Coverings, S/S Frigidaire Fridge, Stove, B/I Dw & B/I Micro. Stacked Washer & Dryer. One Locker. One Parking. \*\* Labelled Lockbox (La Card On Back) On P2 Fence By Elevator Lobby Entrance (On Left Side) Across From V226

**Brkage Remks:** Steps To Fairview Mall, Don Mills Subway, Hwy 401 & 404. First Class Amenities Include: 24 Hr Concierge, Guest Suites, Party Room, Fitness Centre, Billiard Room, Cyber Lounge And Theatre. Please Attach Sched B & Form 801. Email Any Offers To Kris@Leeandkris.Ca 24 Hours Irrev

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: RE/MAX IMPERIAL REALTY INC., BROKERAGE  
 Wen Jun Zhu, Salesperson

**Contract Date:** 3/12/2019 **Sold Date:** 3/25/2019 **Leased Terms:**  
**Expiry Date:** 6/30/2019 **Closing Date:** 4/26/2019 **Original:** \$428,888  
**Last Update:** 3/26/2019 **CB Comm:** 2.25% + Hst