

	8 Dovercourt Rd 402 Toronto Ontario M6J 0B6 Toronto C01 Little Portugal Toronto		List: \$599,000 For: Sale				
	SPIS: No Taxes: \$3,122.96/2026		Last Status: NEW DOM: 0				
	Condo Apt Corp#: TSCC / 2321 Unit#: 2		Apartment #Shares%: Locker#: 344 Locker Lev Unit: 1x4xFlat P2 Locker Unit#: 3 Level: 4				
	Zoning: Prop Mgmt: Icon Property Management Dir/Cross St: Dovercourt Rd. & Queen St. W. Directions: At Sudbury & Dovercourt						
MLS#: C13729278 Possession Remarks: 60+ Days PIN#: 763210088							
Status Cert: Yes Bldg Name: PIN#: 763210088							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdp-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$572.92 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:					
		Balcony: Open Laundry Feat: Ensuite Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Garage: Yes Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Media Room, Party/Meeting Room, Rooftop Deck/Garden Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.17	x 10.24	Combined W/Dining	Hardwood Floor	W/O To Balcony
2	Dining	Flat	16.17	x 10.24	Combined W/Living	Hardwood Floor	South View
3	Kitchen	Flat	12.76	x 10.24	Centre Island	Breakfast Area	Hardwood Floor
4	Prim Bdrm	Flat	9.84	x 9.51	Closet	W/O To Balcony	Hardwood Floor
5	Den	Flat	9.51	x 6.59	Sliding Doors	Hardwood Floor	
6	Bathroom	Flat	9.51	x 4.92	4 Pc Bath	Ceramic Floor	
Client Remks: Bright, stylish and beautifully laid out, this south-facing 1 bedroom + den condo in West Queen West's sought-after boutique ART Condos offers the perfect blend of comfort, function and location. Floor-to-ceiling windows fill the space with natural light, while the 10'+ ceilings and efficient open-concept layout makes the most of every square foot. The spacious living area walks out to a private balcony with sunny south views, while the generous primary bedroom features a large closet and its own balcony access. The versatile den, complete with sliding doors, is ideal as a home office, guest space or second bedroom. The kitchen is designed for both everyday living and entertaining, featuring beautiful countertops, a breakfast bar and integrated appliances. Fresh, modern and move-in ready, this is condo living done right. Residents enjoy concierge service, a gym, party room, BBQ terrace and sun deck, all just steps from Trinity Bellwoods Park and the incredible shops, restaurants, cafes and nightlife of Queen West, Ossington, Dundas West and King West. With a 95 Walk Score and the future King-Liberty GO Station just across the street, convenience and connectivity are only getting better. Come see why this neighbourhood is one of Toronto's most beloved places to call home. Some images have been virtually staged (noted on images). For more pictures and details, visit 8dovercourt.ca - welcome to your new home!							
Inclusions: All existing electrical light fixtures, all window coverings and blinds (including primary bedroom drapes), kitchen island, refrigerator, stove, built-in microwave/range hood, dishwasher, washer and dryer.							
Exclusions: Shower caddy; hooks in primary bedroom; television and wall mount in living room; shelf and mirror at front entrance.							
Listing Contracted With: Signature Elite Realty Ltd. Ph: 888-551-6599							