

	<b>460 Adelaide St E 1106</b>		<b>List: \$638,500 For: Sale</b>
	Toronto Ontario M5A 0E7 Toronto C08 Moss Park Toronto		
	SPIS: N	Taxes: \$2,431.90 / 2024	DOM: 32
Condo Apt	Apartment	Rms: 4	
Corp#: TSCC / 2725	#Shares%:	Bedrooms: 1	
Unit#: 05	Locker#: 180	Washrooms: 1	
	Locker Lev Unit: C (	1x4xMain	
	Locker Unit#: 180		
	Level: 10		
Zoning: Prop Mgmt: Crossbridges Dir/Cross St: King & Ontario			

MLS#: C8354840	Possession Date: 7/23/2024	Possession Remarks: TBD	
Status Cert: Y	Bldg Name: Axiom Condos		PIN#: 767250371
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b>	
<b>Basement:</b> None	<b>Maint:</b> \$458.97	<b>Lndy Lev:</b> Main	
<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> Underground / 0.0	
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b> None	
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Park Type:</b> None	
<b>Sqft Source:</b> 635-Photography Floor Plan	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0	
<b>Exposure:</b> Ne	<b>Heat Incl:</b> Y	<b>Tot Prk Spcs:</b> 0.0	
<b>Assessment:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b>	
<b>Phys Hdp-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking	
	<b>Com Elem Incl:</b> Y	<b>Prop Feat:</b> Arts Centre, Beach, Library, Public Transit, Waterfront	
	<b>Cert Level:</b>		
	<b>Energy Cert:</b>		
	<b>GreenPIS:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.33	x 4.66	Closet Laminate
2	Kitchen	Main	12.60	x 11.91	Quartz Counter Stainless Steel Appl W/O To Terrace
3	Dining	Main	12.60	x 11.91	Laminate Combined W/Kitchen W/O To Terrace
4	Living	Main	12.17	x 11.09	Large Window Ne View Laminate
5	Br	Main	12.99	x 11.32	Large Window 4 Pc Ensuite Large Closet
6	Bathroom	Main	8.99	x 5.08	4 Pc Ensuite Tile Floor

**Client Remks:** Green Envy! Step outside onto your spectacular terrace, perfect for urban gardening or al fresco dining. No neighbours balconies above you or units to the East, offering ultimate privacy and tranquility. Inside, discover the perfect fusion of style and functionality in this 635 sq ft, 1 Bed, 1 Bath urban gem. Flooded with natural light from huge windows throughout, this freshly painted and modern open concept home offers designer kitchen with panelled fridge, quartz countertops, built in oven and glass cook-top. Tailor the ambiance to your preference with custom shades on all windows! Roomy Bedroom with 4 pc ensuite bath. Resort-Style Amenities include a Sky Deck with breathtaking views of the Lake and Bbq's, a well-appointed Gym & Yoga Studio, 24Hrs Concierge, Billiards, WI-FI Lounge, Theatre, Fitness Centre, Meeting Room, Party Room with wet-bar, Media Room, Guest Suites. Situated walking distance to the incredible St Lawrence Market, charming historic Distillery District and fun Canary /Sugar Beach. Financial District, New Ontario Subway Line (LRT), DVP, Restos, Bars, Cafes, Eaton Centre, Ryerson and George Brown College, TTC, Metro Grocery! The List is endless! Don't miss this rare opportunity to own a slice of urban paradise in one of Toronto's most coveted neighbourhoods.

**Extras:** Additional features include an owned locker for added storage convenience, a walk score of 97%, TTC & HWYs at your doorstep, ensuring that shopping, dining, and entertainment options are always within easy reach.

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888