

	460 Adelaide St E 1106 Toronto Ontario M5A 0E7 Toronto C08 Moss Park Toronto SPIS: N Taxes: \$2,431.90 / 2024 DOM: 0		List: \$614,888 For: Sale
	Condo Apt Apartment Corp#: TSCC / 2725 #Shares%: 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#: C9040160 Possession Date: 9/18/2024 Possession Remarks: FLEXIBLE
 Status Cert: N Bldg Name: Axion PIN#: 767250371

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: Photography Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$458.97 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: 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: Terr Ens Lndry: Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0.0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Prop Feat: Arts Centre, Beach, Library, Public Transit, Waterfront
---	--	--

#	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