

	<b>93 The Queensway Ave Th58</b>		<b>List: \$1,075,000 For: Sale</b>
	Toronto Ontario M6S 5A7 Toronto W01 High Park-Swansea Toronto		
SPIS: N		Taxes: \$3,897.70 / 2023	DOM: 0
Condo Townhouse		3-Storey	Rms: 7
Corp#: TSCC / 1751		#Shares%:	Bedrooms: 3
Unit#: 15		Locker#:	Washrooms: 2
		Locker Lev Unit:	1x3xMain, 1x4x2nd
		Locker Unit#:	
		Level: 2	
Zoning:			
Prop Mgmt: Icc Property Management Ltd. 905-940-1234			
Dir/Cross St: Windermere And Lakeshore			

MLS#: W8153796		Possession Remarks: 45/60 Days/TBA		PIN#: 127510125	
Status Cert: Y		Bldg Name:			
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,126.84	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick Front / Stone
Heat:	Forced Air / Gas	Central Vac:		Gar/Gar Spcs:	Underground / 1.0
Apx Age:	16-30	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	1400-1599	Elev/Lift:		Park Type:	Owned
Sqft Source:	1422 Mpac	Taxes Incl:		Park/Drv Spcs:	1
Exposure:	S	Heat Incl:		Tot Prk Spcs:	1.0
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	A/#2
Phys Hdp-Eqp:	N	Com Elem Incl:	Y	Bldg Amen:	Bbqs Allowed, Gym, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
		Cert Level:		Prop Feat:	Lake/Pond, Library, Park, Public Transit, School
		Energy Cert:	N		
		GreenPIS:	N		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	4.08	x 4.92	Hardwood Floor Window Combined W/Dining
2	Dining	Main	3.85	x 2.95	Hardwood Floor Window Combined W/Kitchen
3	Kitchen	Main	2.84	x 3.67	Hardwood Floor Backsplash Combined W/Dining
4	Prim Bdrm	2nd	3.88	x 3.65	Hardwood Floor Double Closet Window
5	Br	2nd	3.07	x 3.53	Hardwood Floor Closet
6	Br	2nd	2.77	x 3.70	Hardwood Floor Closet Window
7	Utility	3rd	1.94	x 0.93	Tile Floor W/O To Terrace

**Client Remks:** Spacious 3-Storey End Unit townhouse situated in the Courtyard at Windermere by the Lake. With 3spacious bedrooms, 2 full baths, an open concept main floor features large wall-to wall windows and 9'ceilings. Modern kitchen with stainless steel Appliances, ample cabinet space and a walkout balcony. The rooftop terrace is a must-see, with a built-in bbq gas line, and to sweeten the deal, a Coleman gas bbq is included! Parking. This townhouse complex shares all amenities with the neighbouring condo building, providing access to guest suites for visitors, an indoor pool for year-round swims, a soothing sauna, a well-equipped gym to stay fit, visitor parking for added convenience, and even a virtual golf room for leisurely activities. Steps away from High Park, Grenadier Pond and the Lake. Easy access to the Gardiner Expressway, TTC and Bloor West Village shops.

**Extras:** No Kitec

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100