



830 Lawrence Ave W 511		List: \$529,000 For: Sale
Toronto Ontario M6A 0A2		
Toronto W04 Yorkdale-Glen Park Toronto		
SPIS: N	Taxes: \$2,539.28/2024	DOM: 0
Condo Apt	Apartment	Rms: 1 + 1
Corp#: TSCC / 2581	#Shares%:	Bedrooms: 1
Unit#: 11	Locker#: 213	Washrooms: 1
	Locker Lev Unit: C	1x4xMain
	Locker Unit#: 213	
	Level: 5	
Zoning:		
Prop Mgmt: Duka Property Management INC.		
Dir/Cross St: Dufferin and Lawrence Ave W		

MLS#: W11945265		Possession Remarks: Immediate		PIN#: 765810195	
Status Cert: Y		Bldg Name: Treviso II			
Assignment: N		Fractional Ownership: N			
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$532.54	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick Front / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:	Retirement: N	Park Type:	Owned
Sqft Source:	666.75 Sq Ft as per floorplan	Taxes Incl:	Water Incl: Y	Park/Drv Spcs:	1
Exposure:	N	Heat Incl:	Y Hydro Incl:	Tot Prk Spcs:	1
Assessment:		Cable TV Incl:	CAC Incl:	Pk Spot#:	165
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Park \$/Mo:	
Phys Hdp-Eqp:	N	Com Elem Incl:	Y	Prk Lvl/Unit:	Level C/#165
		Cert Level:		Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Outdoor Pool, Sauna
		Energy Cert:		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Main	7.68	x 7.05	Laminate		
2	Kitchen	Main	7.78	x 12.53	Tile Floor	Granite Counter	Backsplash
3	Living	Main	10.73	x 11.22	Laminate	Window	W/O To Terrace
4	Br	Main	9.09	x 10.99	Broadloom	Window	Double Closet

Client Remks:
Fabulous condo in the sought-after Treviso II, perfectly situated in the heart of North York! This stunning 1-bedroom + den unit boasts sleek laminate flooring in the main living areas, plush broadloom in the bedroom, and a bright, open-concept layout that seamlessly combines the kitchen and living room for a warm and contemporary vibe. The spacious bedroom offers plenty of room to relax, while the large den is ideal for a home office, guest space, or additional living area. Step outside to your private, oversized balcony - perfect for entertaining. Complete with 1 underground parking spot and a convenient locker, this unit truly has it all. Commuters will love the TTC right at your doorstep, just a short walk to Lawrence Subway Station, and easy access to Yorkdale ShoppingCentre and major highways (401/400). Treviso II is known for its top-notch amenities, including a 24-hour concierge, indoor pool, sauna, fully equipped gym, guest suites, visitor parking, and more

Extras: Hydro approximately \$70-80/month

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