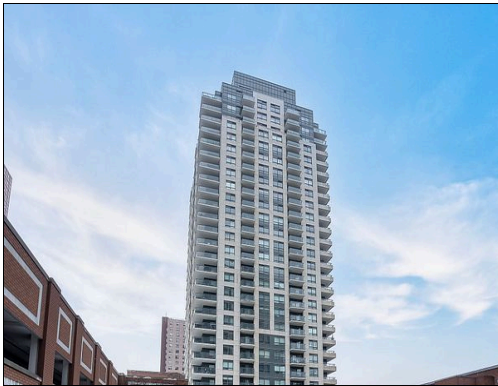


| | | | | | |
|---|---|-------------------------------|----------------------------------|--|---|
|  | 1410 Dupont St 606 | | List: \$649,000 For: Sale | | |
| | Toronto Ontario M6H 0B6 | | | | |
| | Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto | | | | |
| | SPIS: N | Taxes: \$2,854/2024 | DOM: 0 | | |
| Condo Apt | | Apartment | Rms: 5 | | |
| Corp#: TSCP / 2613 | | #Shares%: | Bedrooms: 2 | | |
| Unit#: 22 | | Locker#: 97 | Washrooms: 2 | | |
| | | Locker Lev Unit: | 1x3xMain, 1x4xMain | | |
| | | Lev | | | |
| | | Locker Unit#: Unit | | | |
| | | Level: 6 | | | |
| Zoning: | | | | | |
| Prop Mgmt: Crossbridge Condominium Services | | | | | |
| Dir/Cross St: Lansdowne and Dupont | | | | | |
| MLS#: W11996801 Possession Remarks: 60/90 Days/TBA | | | | | |
| Status Cert: Y | | Bldg Name: Fuse Condos | | PIN#: 766130228 | |
| Kitchens: | 1 | Pets Perm: | Restrict | Balcony: | Open |
| Fam Rm: | N | Locker: | Owned | Ens Lndry: | Y |
| Basement: | None | Maint: | \$724.70 | Lndy Lev: | Main |
| Fireplace/Stv: | N | A/C: | Central Air | Exterior: | Concrete |
| Heat: | Forced Air / Gas | Central Vac: | N | Gar/Gar Spcs: | Underground / 1 |
| Apx Age: | 6-10 | UFFI: | No | Park/Drive: | |
| Apx Sqft: | 800-899 | Elev/Lift: | | Park Type: | Owned |
| Sqft Source: | MPAC | Taxes Incl: | | Park/Drv Spcs: | 0 |
| Exposure: | Sw | Heat Incl: | Y | Tot Prk Spcs: | 1 |
| Assessment: | | Cable TV Incl: | | Pk Spot#: | 56 |
| Spec Desig: | Unknown | Bldg Ins Incl: | Y | Park \$/Mo: | |
| Phys Hdp-Eqp: | N | Com Elem Incl: | Y | Prk Lvl/Unit: | Level A/unit 56 |
| | | Cert Level: | | Bldg Amen: | |
| | | Energy Cert: | | Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking | |
| | | GreenPIS: | | Prop Feat: | |
| | | | | Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School | |
| # | Room | Level | Length (ft) | Width (ft) | Description |
| 1 | Foyer | Main | 10.76 | x 4.79 | Laminate Double Closet Large Window |
| 2 | Kitchen | Main | 7.74 | x 10.76 | Laminate Stainless Steel Appl Granite Counter |
| 3 | Living | Main | 13.42 | x 7.78 | Laminate Large Window Open Concept |
| 4 | Dining | Main | 9.97 | x 8.66 | Laminate Window W/O To Balcony |
| 5 | Prim Bdrm | Main | 13.16 | x 11.25 | Laminate Double Closet 4 Pc Ensuite |
| 6 | | | 10.14 | x 11.61 | |
| Client Remks: | | | | | |
| Bright & Modern Corner Unit Perfect for First-Time Buyers! Welcome to Fuse Condos, where style meets convenience! This sun-filled, south-facing corner unit offers 2 spacious bedrooms and 2 full bathrooms, making it ideal for first-time buyers, young professionals, or those looking to downsize. With 871 sq. ft. of open-concept living, this home is designed for comfort and entertaining. The sleek modern kitchen features granite countertops, a movable island, stainless steel appliances, and ample storage, seamlessly flowing into the living and dining areas. Enjoy south- and west-facing windows that bathe the space in natural light all day, plus a west-facing balcony perfect for unwinding and enjoying stunning sunsets. The primary bedroom boasts a 4-piece ensuite, and the entire unit is finished with stylish laminate flooring. Additional perks include ensuite laundry, energy-efficient heating & cooling, 1 parking spot, and a storage locker. Located in an unbeatable location, with Shoppers Drug Mart and Food Basics right in the building and easy access to transit, parks, restaurants, and trendy shops. No restrictions on dogs. Approximate Average cost of Hydro \$52/mth. Parking is on P1 #56 | | | | | |
| Extras: | | | | | |
| Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100 | | | | | |