



8 Dovercourt Rd 613

Toronto Ontario M6J 0B6

Toronto C01 Little Portugal Toronto

SPIS: N Taxes: \$2,195.94/2024 DOM: 0

Condo Apt

Apartment

Rms: 4

Corp#: TSCC / 2321

#Shares%:

Bedrooms: 1

Unit#: 13

Locker#: 94

Washrooms: 1

Locker Lev Unit: C 1x3xMain

Locker Unit#: 94

Level: 6

Zoning:

Prop Mgmt: ICON Property Management

Dir/Cross St: Dovercourt and Sudbury

MLS#: C12083501 Possession Remarks: Flexible

Status Cert: Y Bldg Name: PIN#: 763210126

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$426.78	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:	11-15	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	500-599	Elev/Lift:		Park Type:	None
Sqft Source:	507	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	E	Heat Incl:	Y	Tot Prk Spcs:	0
Assessment:		Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Hydro Incl:		Prk Lvl/Unit:	
Phys Hdp-Eqp:		CAC Incl:	Y	Bldg Amen:	Bike Storage, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden
		Bldg Ins Incl:	Y	Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School
		Com Elem Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.93	x 3.41	Laminate
2	Br	Main	11.58	x 10.43	Laminate
3	Kitchen	Main	10.07	x 10.43	Laminate
4	Living	Main	10.43	x 10.93	Laminate

Client Remks:

Perfect blend of style and location in this beautifully designed 1-bedroom suite at the award-winning Art Condos, right in the heart of Queen West. Ideal for first-time buyers, this home offers a modern, open-concept layout with striking 10-foot exposed concrete ceilings,expansive windows, and a Juliette balcony that floods the space with natural light.The kitchen is a sleek, functional space featuring high-end Scavolini cabinetry, integrated appliances, and contemporary finishes that elevate the entire suite. This unit also has 1storage locker which adds to the practicality of city living.Located in one of Toronto's most vibrant neighbourhoods, you're just steps from Queen Wests trendiest cafes, shops, nightlife, and convenient transit options. The building offers a full range of amenities including a fitness centre, rooftop lounge, and party room everything you need to live comfortably and stylishly in the city.

Extras:

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