



830 Lawrence Ave W 2212
Toronto Ontario M6A 0B6
Toronto W04 Yorkdale-Glen Park Toronto
SPIS: N **Taxes:** \$1,959.90/2024 **DOM:** 0

Condo Apt Apartment
Corp#: TSCC / 2581 **#Shares%:**
Unit#: 12 **Locker#:**
Locker Lev Unit: 1x4xMain
Locker Unit#:
Level: 22

Rms: 4
Bedrooms: 1
Washrooms: 1

Zoning:
Prop Mgmt: Duka Property Management 416-256-9991
Dir/Cross St: Dufferin and Sheppard

MLS#: W12085589 **Possession Remarks:** Flexible
Status Cert: Y **Bldg Name:** Treviso II **PIN#:** 765810569

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 6-10
Apx Sqft: 500-599
Sqft Source:
Floor Plans/ 521 sq. ft plus balcony
Exposure: W
Assessment:
Spec Desig: Unknown
Phys Hdp-Eqp:

Pets Perm: Restrict
Locker: None
Maint: \$470.26
A/C: Central Air
Central Vac: N
UFFI: No
Elev/Lift: **Retirement:** N
Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:**
Cable TV Incl: **CAC Incl:**
Bldg Ins Incl: Y **Prkg Incl:** Y
Com Elem Incl: Y
Cert Level:
Energy Cert:
GreenPIS:

Balcony: Open
Ens Lndry: Y
Lndy Lev: Main
Exterior: Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive: Undergrnd
Park Type: Owned
Park/Drv Spcs: 0
Tot Prk Spcs: 1
Park \$/Mo:
Prk Lvl/Unit: P2/62
Bldg Amen:
Concierge, Guest Suites, Gym, Indoor Pool,
Party/Meeting Room, Visitor Parking
Prop Feat:
Ensuite Laundry, Library, Park, Pets Allowed
with Restrictions, Place Of Worship, Public
Transit

Client Remks:
Perfect Starter Home! Stylish 1-Bedroom Condo in Prime North York Location. This bright and modern 1-bedroom condo in the highly desirable Treviso II is perfect for first-time buyers looking to get into the market. Located in the heart of North York, this unit offers beautiful,unobstructed west-facing views and a layout that feels both cozy and spacious. Step inside to an open-concept living space featuring a sleek kitchen with granite countertops and stainless steel appliances, flowing seamlessly into the living area perfect for entertaining or just relaxing after a long day. The bedroom features floor-to-ceiling windows, a mirrored double closet, and plenty of natural light. Ensuite laundry plus a parking for one car included(located in 800 Lawrence conveniently located just steps from your buildings elevator).Commuting is a breeze with TTC right outside your door, just a short walk to Lawrence WestSubway Station, and easy access to Yorkdale Mall and highways 401 & 400. Enjoy all the premium amenities Treviso II has to offer: 24-hour concierge, Indoor pool & sauna, gym, Guest suites,Visitor parking and more! Hydro is approx. only \$50/month and the Treviso II is a very pet friendly building.

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