

	88 Colgate Ave 214		List: \$649,000 For: Sale		
	Toronto Ontario M4M 0A6 Toronto E01 South Riverdale Toronto				
	SPIS: N		Taxes: \$2,782.47/2024		
	DOM: 0				
Condo Apt		Apartment		Rms: 4	
Corp#: TSCC / 2415		#Shares%:		Bedrooms: 1	
Unit#: 14		Locker#: 155		Washrooms: 1	
		Locker Lev Unit: B 1x4xMain			
		Locker Unit#: 155			
		Level: 2			
Zoning:					
Prop Mgmt: Nadlan-Harris Property Management Inc. (647) 342-5822					
Dir/Cross St: Queen St. E & Carlaw					
MLS#: E12143923 Possession Remarks: Flexible					
Status Cert: Y		Bldg Name: Showcase Lofts		PIN#: 764150037	
Kitchens: 1		Pets Perm: Restrict		Balcony: Open	
Fam Rm: N		Locker: Owned		Ens Lndry: Y	
Basement: None		Maint: \$529.76		Lndy Lev: Main	
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick	
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: Underground / 1	
Apx Age: 6-10		UFFI: No		Park/Drive: Undergrnd	
Apx Sqft: 500-599		Elev/Lift:		Park Type: Owned	
Sqft Source: 580 sq ft/ Floor plans		Retirement:		Park/Drv Spcs: 1	
Exposure: E		Taxes Incl:		Tot Prk Spcs: 1	
Assessment:		Water Incl: Y		Pk Spot#: 50	
Spec Desig: Unknown		Heat Incl: Y		Park \$/Mo:	
Phys Hdp-Eqp:		Hydro Incl: Y		Prk Lvl/Unit: Lvl B/#50	
		Cable TV Incl:		Bldg Amen:	
		Bldg Ins Incl: Y		Guest Suites, Gym, Media Room,	
		Com Elem Incl: Y		Party/Meeting Room, Visitor Parking	
		Cert Level:		Prop Feat:	
		Energy Cert:		Beach, Ensuite Laundry, Hospital, Library,	
		GreenPIS:		Park, Pets Allowed with Restrictions, Public	
				Transit, Rec Centre	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.74	x 4	Hardwood Floor
2	Kitchen	Main	9.09	x 10.66	Breakfast Bar Quartz Counter Stainless Steel Appl
3	Living	Main	17.32	x 10.01	Hardwood Floor W/O To Balcony Open Concept
4	Br	Main	12.17	x 9.25	Hardwood Floor Double Closet Large Window
Client Remks:					
Stylish 1-Bedroom Loft at Showcase Lofts in Prime Leslieville! One of Leslievilles most desirable boutique buildings. This spacious and thoughtfully upgraded 1-bedroom suite blends industrial character with modern comforts in a prime east-end location. A reclaimed brick feature wall sets the tone in the open-concept living area, complemented by wide-plank engineered hardwood flooring (2019) and custom dual-layer blinds (blackout + privacy)throughout. The sleek kitchen boasts quartz countertops, a breakfast bar, new tile flooring,and stainless steel appliances including a brand-new gas range, microwave/exhaust fan, and dishwasher plus a deep sink and ample counter and cupboard space. The bright bedroom offers wall-to-wall windows, a full double closet, and a serene, leafy outlook. The spa-like 4-piece bath features a deep soaker tub and ceramic tile floors. Enjoy the peaceful vibes from your east-facing balcony, where a mature tree offers natural privacy and greenery. Additional upgrades include a new washer, dryer, and stainless steel fridge (2019). This unit also comes with 1 parking space and 1 locker. Situated just steps to Queen St. E., TTC transit, parks,top-rated restaurants, indie cafes, and unique boutiques, this home puts you right in the heart of Leslieville one of Torontos most vibrant and sought-after neighbourhoods. Don't miss this rare opportunity to own in a well-managed, pet-friendly building with low fees and great amenities including a gym, theatre room, and party lounge.					
Extras:					
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100					