



			77 Maitland Pl 1923			List: \$649,000 For: Sale		
			Toronto Ontario M4Y 2V6					
			Toronto C08 Cabbagetown-South St. James Town Toronto					
			SPIS: N		Taxes: \$2,696.64/2024		DOM: 0	
			Condo Apt		Apartment		Rms: 5	
			Corp#: MTCP / 678		#Shares%:		Bedrooms: 2	
			Unit#: 14		Locker#: R #1		Washrooms: 2	
		Locker Lev Unit:		1x3xFlat, 1x4xFlat				
		B2						
		Locker Unit#:						
		Level: 18						
Zoning:								
Prop Mgmt: GPM GENERAL PROPERTY MANAGEMENT								
Dir/Cross St: Jarvis and Wellesley								
MLS#: C12206378 Possession Remarks: Flexible								
Status Cert: N			Bldg Name: Celebrity Place			PIN#: 116780360		
Kitchens: 1			Pets Perm: Restrict			Balcony: Open		
Fam Rm: N			Locker: Exclusive			Ens Lndry: Y		
Basement: None			Maint: \$826.96			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: 31-50			UFFI: No			Park/Drive: Undergrnd		
Apx Sqft: 700-799			Elev/Lift: Y Retirement: N			Park Type: Rental		
Sqft Source:			Taxes Incl: Water Incl: Y			Park/Drv Spcs: 1		
798 sq ft + 100 SQ. FT BALCONY			Heat Incl: Y Hydro Incl:			Tot Prk Spcs: 1		
Exposure: Nw			Cable TV Incl: CAC Incl: Y			Park \$/Mo: \$110		
Assessment:			Bldg Ins Incl: Y Prkg Incl:			Prk Lvl/Unit:		
Spec Desig: Unknown			Com Elem Incl: Y			Bldg Amen:		
Phys Hdp-Eqp: N			Cert Level:			Bike Storage, Car Wash, Concierge, Games Room, Gym, Indoor Pool		
			Energy Cert:			Prop Feat:		
			GreenPIS:			Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Main	6.66	x 8.6	Tile Floor	Stainless Steel Appl	Granite Counter	
2	Dining	Main	9.84	x 10.5	Hardwood Floor	Open Concept	Combined W/Living	
3	Living	Main	9.84	x 15.58	Hardwood Floor	Open Concept	W/O To Balcony	
4	Br	Main	7.68	x 10.66	Hardwood Floor	Large Window		
5	Prim Bdrm	Main	9.74	x 14.5	Hardwood Floor	Large Window	4 Pc Ensuite	
Client Remks:								
Welcome to Celebrity Place, where comfort meets convenience in this beautifully updated 2-bedroom, 2-bathroom suite. This sun-filled unit features a spacious open-concept layout with a modern renovated kitchen complete with stainless steel appliances and granite countertops. Gleaming hardwood floors flow throughout, and both bathrooms have been tastefully updated to reflect a contemporary style. Step out onto your large and private 100 sq ft balcony and enjoy spectacular Northwest-facing views a perfect place to relax or entertain. Rental parking is available for \$110 per month. Ideally located just minutes from the University of Toronto, TorontoMetropolitan University, TTC transit, hospitals, shopping, and entertainment,this unit offers unparalleled access to the best of downtown living.Celebrity Place is known for its exceptional amenities and beautifully maintained, award-winning gardens. Residents enjoy 24-hour concierge service, a full fitness centre including two squash courts and a basketball court, an indoor pool and sauna, as well as a party room, movie room,games room, and workshop. Additional conveniences include a library, bike storage, on-site car wash, an off-leash dog park, and even its own convenience store. This is a rare opportunity to own a stylish and well-appointed unit in one of the city's most desirable communities.								
Extras:								
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100								