


|  | 3559 Eglinton Ave W 1106 Toronto Ontario M6M 5C6 Toronto W04 Mount Dennis Toronto SPIS: N Taxes: \$1,757.02/2025 DOM: 0 | | List: \$459,000 For: Sale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|---|-------------|----------------------|----------------|---|------|-------|-------------|------------|-------------|--|--|---|--------|------|------|---------|----------|----------------|--------------|---|--------|------|------|---------|----------|--------------|----------------|---|---------|------|-------|---------|------------|----------------------|---------------|---|--------|------|------|--------|----------|--|--|---|----|------|------|--------|----------|---------------|--------|---|-----------|------|------|---------|----------|--------------|---------------|
| | Condo Apt Apartment Corp#: MTCC / 770 #Shares%: Unit#: 6 Locker#: Locker Lev Unit: 1x4xFlat Locker Unit#: Level: 11 | | Rms: 6 Bedrooms: 2 Washrooms: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Zoning: Prop Mgmt: Dove Square Property Management 416-335-3683 Dir/Cross St: Eglinton and Weston Directions: Eglinton and Weston | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MLS#: W12712512 Possession Remarks: Flexible Status Cert: Y Bldg Name: PIN#: 117700110 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1987 Apx Sqft: 800-899 Sqft Source: 860 sq. ft. Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp: | | Pets Perm: No Locker: None Maint: \$735.42 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y 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 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Pk Spot#: P53 Park \$/Mo: Prk Lvl/Unit: P2/53 Bldg Amen: Bike Storage, Gym, Outdoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking Prop Feat: Ensuite Laundry, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Other Security Feat: Security System | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>9.51</td> <td>x 12.83</td> <td>Laminate</td> <td>W/O To Balcony</td> <td>Open Concept</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>12.5</td> <td>x 10.17</td> <td>Laminate</td> <td>Open Concept</td> <td>Crown Moulding</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>10.99</td> <td>x 11.15</td> <td>Tile Floor</td> <td>Stainless Steel Appl</td> <td>Breakfast Bar</td> </tr> <tr> <td>4</td> <td>Office</td> <td>Main</td> <td>7.91</td> <td>x 4.59</td> <td>Laminate</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>Br</td> <td>Main</td> <td>9.09</td> <td>x 9.09</td> <td>Laminate</td> <td>Double Closet</td> <td>Window</td> </tr> <tr> <td>6</td> <td>Prim Bdrm</td> <td>Main</td> <td>9.58</td> <td>x 12.34</td> <td>Laminate</td> <td>Large Window</td> <td>Double Closet</td> </tr> </tbody> </table> | | | | | | | | # | Room | Level | Length (ft) | Width (ft) | Description | | | 1 | Living | Main | 9.51 | x 12.83 | Laminate | W/O To Balcony | Open Concept | 2 | Dining | Main | 12.5 | x 10.17 | Laminate | Open Concept | Crown Moulding | 3 | Kitchen | Main | 10.99 | x 11.15 | Tile Floor | Stainless Steel Appl | Breakfast Bar | 4 | Office | Main | 7.91 | x 4.59 | Laminate | | | 5 | Br | Main | 9.09 | x 9.09 | Laminate | Double Closet | Window | 6 | Prim Bdrm | Main | 9.58 | x 12.34 | Laminate | Large Window | Double Closet |
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| Client Remks: Exceptional Value in a Prime Location! Welcome to this beautifully renovated and sun-filled 2+1 bedroom condo offering stunning northwest views and generous living space. This meticulously updated unit features a modern, open-concept layout perfect for both everyday living and entertaining. The stylish kitchen boasts stainless steel appliances, contemporary cabinetry, and a sleek breakfast bar that seamlessly flows into the spacious living and dining areas. Custom built-in cabinets under the island provide additional storage and convenience. Enjoy two generously sized bedrooms, along with a fabulous den that has been thoughtfully converted from the ensuite locker into a functional home office, complete with a built-in desk and shelving-ideal for remote work or study. All of this and an updated 4piece bath. This unit also includes ensuite laundry and ample closet space. Step out onto the large, private balcony and take in Northwest views. Located in a well-managed building with plenty of visitor parking, this condo offers peace of mind with all utilities included in the maintenance fees-hydro, heat, water, and more! Unfortunately, pets are not allowed. A turnkey home in a prime location-don't miss it! Mount Dennis Station (Eglinton Line) is open for TTC buses, UP express and GO train Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Bedroom drawers, All closet drawers and fixtures, washroom mirror, Shower head, Book shelves, all Window coverings, TV wall mount, Most shelves, All electric light fixtures, Storage behind the couch, guitar hangers, built in desk and shelves in office. }} | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |