

 <p><b>MLS#:</b> W12712512 <b>Possession Remarks:</b> Flexible <b>Status Cert:</b> Y <b>Bldg Name:</b></p>	<p><b>3559 Eglinton Ave W 1106</b>  <b>Toronto</b> Ontario M6M 5C6          Toronto W04 Mount Dennis Toronto  <b>SPIS:</b> N <b>Taxes:</b> \$1,757.02/2025 <b>DOM:</b> 0</p>																																																										
	<p><b>Condo Apt</b> <b>Apartment</b> <b>Rms:</b> 6  <b>Corp#:</b> MTCC / 770 <b>#Shares%:</b> <b>Bedrooms:</b> 2  <b>Unit#:</b> 6 <b>Locker#:</b> <b>Washrooms:</b> 1</p> <p><b>Zoning:</b>  <b>Prop Mgmt:</b> Dove Square Property Management 416-335-3683  <b>Dir/Cross St:</b> Eglinton and Weston  <b>Directions:</b> Eglinton and Weston</p>	<p><b>Locker Lev Unit:</b> 1x4xFlat  <b>Locker Unit#:</b>  <b>Level:</b> 11</p>																																																									
<p><b>MLS#:</b> W12712512 <b>Possession Remarks:</b> Flexible <b>Status Cert:</b> Y <b>Bldg Name:</b></p>			<b>PIN#:</b> 117700110																																																								
<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> N  <b>Basement:</b> None  <b>Fireplace/Stv:</b> N  <b>Heat:</b> Forced Air / Gas  <b>Apx Age:</b> 31-50  <b>Year Built:</b> 1987  <b>Apx Sqft:</b> 800-899  <b>Sqft Source:</b> 860 sq. ft.  <b>Exposure:</b> W  <b>Assessment:</b>  <b>Spec Desig:</b> Unknown  <b>Survey Type:</b> None  <b>Phys Hdp-Eqp:</b></p>		<p><b>Pets Perm:</b> No  <b>Locker:</b> None  <b>Maint:</b> \$735.42  <b>A/C:</b> Central Air  <b>Central Vac:</b> N  <b>UFFI:</b> No  <b>Elev/Lift:</b> <b>Retirement:</b> N  <b>HST Applicable to</b> Included In  <b>Sale Price:</b>  <b>Taxes Incl:</b> <b>Water Incl:</b> Y  <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y  <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y  <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y  <b>Com Elem Incl:</b> Y  <b>Cert Level:</b>  <b>Energy Cert:</b>  <b>GreenPIS:</b></p>	<p><b>Balcony:</b> Open  <b>Ens Lndry:</b> Y  <b>Lndy Lev:</b> Main  <b>Exterior:</b> Concrete  <b>Gar/Gar Spcs:</b> Underground / 1  <b>Park/Drive:</b> Undergrnd  <b>Drive:</b> Underground  <b>Park Type:</b> Exclusive  <b>Park/Drv Spcs:</b> 1  <b>Tot Prk Spcs:</b> 1  <b>Pk Spot#:</b> P53  <b>Park \$/Mo:</b>  <b>Prk Lvl/Unit:</b> P2/53  <b>Bldg Amen:</b>          Bike Storage, Gym, Outdoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking  <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Place Of Worship, Public Transit, School  <b>Interior Feat:</b> Other  <b>Security Feat:</b> Security System</p>																																																								
<table border="1"> <thead> <tr> <th>#</th><th><b>Room</b></th><th><b>Level</b></th><th><b>Length (ft)</b></th><th><b>Width (ft)</b></th><th><b>Description</b></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>				#	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			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
#	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>																																																						
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																																																				
<p><b>Client Remks:</b>          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</p>																																																											
<p><b>Inclusions:</b>          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.</p>																																																											
<p>}} <b>Listing Contracted With:</b> <a href="#">BOSLEY REAL ESTATE LTD.</a> <b>Ph:</b> 416-530-1100</p>																																																											