17 Michael Power Pl 706 **List: $539,000 For: Sale**
Toronto Ontario M9A 5G5
Toronto W08 Islington-City Centre West Toronto
SPIS: N **Taxes:** $2,405.53/2025 **DOM:** 0

Condo Apt | Apartment | **Rms:** 5
Corp#: TSCC / 1518 | **#Shares%:** | **Bedrooms:** 2
Unit#: 6 | **Locker#:** 103 | **Washrooms:** 2
Locker Lev Unit: B 2x4xMain
Locker Unit#: 103
Level: 7

Zoning:
Prop Mgmt: City Towers Property Management Inc.
Dir/Cross St: Islington and Bloor
Directions: Islington and Bloor on the Subway

MLS#: W12870188 **Possession Remarks:** Flexible
Status Cert: N **Bldg Name:** Port Royal Place Condos **PIN#:** 125180105

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 16-30
Year Built: 2003
Yr Built Source: MPAC
Apx Sqft: 800-899
Sqft Source: 810 Sq Ft
Exposure: W
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdp-Eqp:

Pets Perm: Yes-with Restrictions
Locker: Owned
Maint: $998.94
A/C: Central Air
Central Vac: N
UFFI: No
Elev/Lift: **Retirement:**
HST Applicable to Included In
Sale Price:
Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:** Y
Cable TV Incl: **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:
Exterior: Brick / Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive: Undergrnd
Drive: Underground
Park Type: Owned
Park/Drv Spcs: 1
Tot Prk Spcs: 1
Pk Spot#: 80
Park $/Mo:
Prk Lvl/Unit: B
Bldg Amen:
Exercise Room, Party/Meeting Room, Visitor Parking
Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School
Exterior Feat: Security Gate
Interior Feat: Other
Security Feat: Carbon Monoxide Detectors, Security Guard, Security System, Smoke Detector

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Flat	3.84	x	5.41	Tile Floor	Closet	
2	Kitchen	Flat	8.6	x	9.32	Tile Floor	Quartz Counter	Backsplash
3	Dining	Flat	8.01	x	10.01	Laminate	Combined W/Living	
4	Living	Flat	12.4	x	10.01	Laminate	Open Concept	W/O To Balcony
5	Prim Bdrm	Flat	11.75	x	10.5	Laminate	W/I Closet	4 Pc Ensuite
6	Br	Flat	12.07	x	8.43	Laminate	Large Window	W/I Closet

Client Remks:
Bright and spacious two-bedroom, two-bathroom condo offers comfort, convenience, and excellent value in a charming boutique building overlooking a beautiful park. Enjoy peaceful, unobstructed park views and the added security of gatehouse entrance and 24 hours security. Inside, the thoughtfully designed split-bedroom layout provides privacy, with each bedroom positioned on opposite sides of the unit and featuring its own full bathroom-ideal for roommates, guests, or working from home. The updated kitchen features modern quartz countertops and a stylish backsplash, while both generously sized bedrooms include double closets and lovely west-facing views. The primary suite offers a four-piece ensuite and a custom closet organizer installed in 2024, adding practical storage and organization. Window blinds installed in 2025 provide comfort and privacy throughout the home. This unit also includes one parking space and a storage locker, an added benefit for convenient condo living. You will especially appreciate that the maintenance fees cover all utilities, including heat, hydro, and water, making monthly expenses simple and predictable. Residents enjoy a wide range of amenities within this well-managed building, including a fully equipped gym, party room, game and reading room, outdoor BBQ area, 24-hour security, and a secure package delivery room with a smart locker system. Located just steps from shops, transit, and everyday conveniences, this home offers an easy and connected lifestyle in a desirable setting.

Inclusions:
Fridge, Stove, Microwave, Washer, Dryer, All electric light fixtures, all blinds, primarybedroom closet unit, mirror in Primary bedroom

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

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