

	<b>3 Everson Dr 635</b>		<b>List: \$649,900 For: Sale</b>		
	<b>Toronto</b> Ontario M2N 7C2 Toronto C14 Willowdale East Toronto				
	<b>SPIS: N</b>		<b>Taxes: \$2,603.65 / 2024</b>		
	<b>DOM: 1</b>				
Condo Townhouse		Apartment	Rms: 5 + 1		
Corp#: TSCC / 1456		#Shares%:	Bedrooms: 2 + 1		
Unit#: 112		Locker#: #290	Washrooms: 1		
		Locker Lev Unit: Lev	1x4xMain		
		Locker Unit#: 290			
		Level: 2			
<b>Zoning:</b>					
<b>Prop Mgmt:</b> Maple Ridge Community Management 416-855-4950					
<b>Dir/Cross St:</b> Yonge & Sheppard					
<b>MLS#: C8404742 Possession Remarks:</b> Flexible					
<b>Status Cert:</b> Y		<b>Bldg Name:</b> The Townhomes Of Toronto Centre		<b>PIN#:</b>	
<b>Assignment:</b> N <b>Fractional Ownership:</b> N					
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	
<b>Basement:</b>	None	<b>Maint:</b>	\$657.22	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick Front
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>		<b>Gar/Gar Spcs:</b>	Underground / 1.0
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>	N	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	695 Sq.Ft. As Per Iguide	<b>Taxes Incl:</b>	<b>Water Incl:</b>	<b>Park/Drv Spcs:</b>	1
<b>Floor Plan</b>		<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Tot Prk Spcs:</b>	1.0
<b>Exposure:</b>	Ew	<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Pk Spot#:</b>	#15
<b>Assessment:</b>	364000 / 2024	<b>Bldg Ins Incl:</b>	<b>Prkg Incl:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Com Elem Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Level A Unit 15
<b>Phys Hdp-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage,
		<b>Energy Cert:</b>			Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>		<b>Prop Feat:</b>	Arts Centre, Park, Public
					Transit, School
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (m)</b>	<b>Width (m)</b>	<b>Description</b>
1	Foyer	Main	1.02	x 0.99	Laminate Double Closet
2	Living	Main	2.88	x 4.12	Laminate West View Combined W/Kitchen
3	Kitchen	Main	2.03	x 2.41	Tile Floor Stainless Steel Appl Undermount Sink
4	Prim Bdrm	Main	2.73	x 3.75	Laminate W/I Closet W/O To Balcony
5	2nd Br	Main	2.22	x 2.81	Laminate Double Closet East View
6	Den	Main	2.85	x 2.64	Laminate Open Concept Combined W/Laundry
7	Bathroom	Main	2.24	x 1.50	Tile Floor Renovated 4 Pc Bath
<b>Client Remks:</b> Step right through the quiet tree-lined paths to an exceptional townhouse suite in this calm townhouse community. You'd never know that the bustle of dynamic Yonge & Sheppard was just moments away, with all of the restaurants, shops and amenities that you could imagine! Well cared for, clean and bright, this ideal single-level layout is completely above-ground with no wasted space to be found. The very functional two bedroom floor plan includes an open concept den that can work well as a dining area or home office space. The principal bedroom features a full-sized walk-in closet and a walk-out to a balcony, perfect for BBQs. The second bedroom is private, with a double closet, swing door and operable east-facing window. A combined living room and kitchen allows for enjoyable open concept living with spaciousness. Recent upgrades throughout include pot lights in the living room (2024), and a bathroom renovation with new vanity (2024), bathtub wall surround tile (2023) and glass shower panel (2024). The entire suite is located above heated locker storage space - no neighbours below! Playground and park spaces all around - perfect for children and pets in an established neighbourhood. Incredibly easy access to the 401 and Sheppard subway station for quick commutes around the city.					
<b>Extras:</b> Maintenance fee includes hydro & water! All Kitec plumbing completely removed from unit. Speak with listing agent regarding assumable mortgage available to qualified buyer at very low interest rate, potentially saving thousands of dollars!					
<b>Listing Contracted With:</b> REAL ESTATE HOMEWARD 416-698-2090					