



2411 Dundas St W List: \$1,298,000 For: Sale
Toronto Ontario M6P 1X3
 Toronto W02 High Park North Toronto 114-14-Q
Taxes: \$11,436.63 / 2018 **SPIS:** N **Last Status:** New
 Part Lots 1&2 Plan 916 **DOM:** 15

Store W/Apt/Off **Front On:** W **Rms:** 11 + 3
 2-Storey **Acre:** **Bedrooms:** 4
 21.08 x 99.62 Feet **Washrooms:** 5
Irreg: 1x4, 2x3, 2x2
Dir/Cross St: Bloor St W & Dundas St W

MLS#: W4251308 **Contact After Exp:** N
Sellers: Surendra Sharda
Holdover: 90 **Possession:** 30 Days/Tba
PIN#: **Occup:** Tenant
ARN#:

Kitchens: 3	Exterior: Brick / Concrete	Zoning: Comm./Residential
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: Attached / 2.0	Hydro:
Fireplace/Stv: N	Drive Pk Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Pk Spcs: 2.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School	Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.88	x 3.35	Combined W/Kitchen	Quartz Counter	Double Sink
2	Kitchen	Main	4.88	x 3.35	Combined W/Br		
3	Br	Main	3.05	x 2.44			
4	Br	Main	3.05	x 2.13			
5	Living	2nd	5.60	x 3.84	Laminate		
6	Kitchen	2nd	3.00	x 2.68	Quartz Counter	Ceramic Floor	Double Sink
7	Br	2nd	3.66	x 3.32	Hardwood Floor	Closet	
8	Den	2nd	5.70	x 1.90	Laminate	Picture Window	
9	Living	2nd	3.82	x 2.64	Laminate		
10	Br	2nd	4.02	x 2.50	Laminate		
11	Kitchen	2nd	3.62	x 3.60	Quartz Counter	Ceramic Floor	Double Sink

Client Remks: 3 Residential Apartments With Store In High Park Neighbourhood. One 2 Bedroom Unit On Main Floor (Rear) & Two 1 Bedroom Units On 2nd Floor. Approx. 800 Sq. Ft. Store Includes 2 Additional Offices. Prime High Park Location With Numerous Developments In The Area. Across The Street From Freshco, Go Station, Up Express And 3 Minutes From Dundas West Subway Station. Excellent Investment Opportunity.

Extras: G,B&E, Ghwt(R), 3 Stoves, 3 Fridges, Washer & Dryer, 2 Window Ac's In Rear Apt On Main. C/Air, Roof At Rear '18, Many Renovations In The Bldg, Incl. Quartz Counters, New Baths, New Laminate, Hardwood And Ceramic Floors. Mostly New Windows.

Brkage Remks: Appt.'S With 24 Hrs. Notice On M/W/F From 2-3Pm. Seller/Listing Brokerage Do Not Warrant Retrofit Status Of The Property. Attach Sch. B & C. Min. 5% Deposit By C/Cheque Or Bd. Please Email Offers To Nsharma@Trebnet.Com. 1 Bus. Day Irrev. As All Offers Reviewed By Seller's Lawyer.

Mortgage Comments: Treat As Clear.

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE **Ph:** 416-762-8255 **Fax:** 416-762-8853
 2320 Bloor Street West Toronto M6S1P2
 NIRAJ K. SHARMA, Salesperson 416-762-8255

Contract Date: 9/18/2018 **Condition:** Appt: 416-236-5717 **Ad:** N
Expiry Date: 12/21/2018 **Cond Expiry:** **Escape:**
Last Update: 10/03/2018 **CB Comm:** 2.5% + Hst **Original:** \$1,298,000