

	2 Withrow Ave 11		List: \$769,000 For: Sale
	Toronto Ontario M4K1C8		
	Toronto E01 North Riverdale Toronto 120-22-R		
SPIS: N		Taxes: \$3,309.89 / 2016	DOM: 0
Condo Townhouse	#Shares%:	Rms: 5	
2-Storey	Locker#:	Bedrooms: 2	
Corp#: TCC / 359	Locker Lev Unit:	Washrooms: 2	
Unit#: 11	Locker Unit#:	1x2xMain, 1x4x2nd	
	Level: 1		
Zoning:			
Prop Mgmt: Apm Management 416-406-3009			
Dir/Cross St: Broadview & Withrow			

MLS#: E3887824	Possession: Sep 15/Tba	PIN#:
Status Cert: Y	Bldg Name: Withrow Mews	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$433.64	Lndy Lev: Upper
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick / Vinyl Siding
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Undergrnd / 1.0
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Exclusive
Sqft Source: Past Listing	Taxes Incl: N	Park/Drv Spcs: 1
Exposure: Ew	Water Incl: Y	Tot Prk Spcs: 1
Assessment:	Heat Incl: N	Park \$/Mo:
Spec Desig: Unknown	Hydro Incl: N	Prk Lvl/Unit:
Phys Hdp-Eqp:	Cable TV Incl: N	Bldg Amen:
	Bldg Ins Incl: Y	
	Com Elem Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Lower	4.49	x 4.36	Ceramic Floor Closet
2	Living	Main	17.55	x 12.04	Hardwood Floor Stone Fireplace Casement Windows
3	Dining	Main	8.17	x 10.20	Hardwood Floor Open Concept Casement Windows
4	Kitchen	Main	8.00	x 6.23	Linoleum W/O To Balcony Stainless Steel Appl
5	Master	2nd	18.14	x 9.77	Broadloom W/W Closet Casement Windows
6	2nd Br	2nd	11.61	x 7.48	Broadloom Double Closet Casement Windows

Client Remks: Wonderful Withrow Mews In Prime Riverdale. Just A Short Stroll To The Red Rooster Cafe And A Direct View To The City Skyline Across Broadview & Riverdale Park. A Lovely Unit With Good Flow And Recently Renovated. Corner Stone Fireplace. Beautiful Hardwood Floors. The Grey Kitchen Offers Ss Appliances (Samsung Bottom Mount Fridge & Ceramic Stove, Bosch B/I D/W,). Laundry In 2nd Flr Bath (Front Loading Samsung W&D. Excellent Closet Space.

Extras: All Appliances, All Electric Light Fixtures, Ceiling Fan Over Stairs, All California Shutters. Free Standing Cupboard In 2 Piece.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY, BROKERAGE 416-690-5100