




## MLS Form - 1109 - 270 Wellington St. W., Toronto

	<b>270 Wellington St W 1109</b>		<b>List: \$999,000 For: Sale</b>		
	<b>Toronto</b> Ontario M5V 3P5				
	Toronto C01 Waterfront Communities C1 Toronto 120-18-T				
	<b>SPIS: N</b>	<b>Taxes: \$3,595.70 / 2022</b>	<b>DOM: 0</b>		
<b>Condo Apt</b>		<b>Apartment</b>	<b>Rms: 7</b>		
<b>Corp#: TSCC / 1441</b>		<b>#Shares%:</b>	<b>Bedrooms: 2 + 1</b>		
<b>Unit#: 7</b>		<b>Locker#: 1</b>	<b>Washrooms: 2</b>		
		<b>Locker Lev Unit: B</b>	<b>2x4xMain</b>		
		<b>Locker Unit#: 31</b>			
		<b>Level: 11</b>			
<b>Zoning:</b>					
<b>Prop Mgmt: Wilson Blanchard Management</b>					
<b>Dir/Cross St: Wellington St W/Spadina Ave</b>					
<b>MLS#: C5982409 Possession Remarks: Tbd</b>					
<b>Status Cert: N</b>		<b>Bldg Name: Icon</b>		<b>PIN#:</b>	
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,097.73	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>		<b>Gar/Gar Spcs:</b>	Undergrnd / 1.0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>	N Water Incl: Y	<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	S	<b>Heat Incl:</b>	Y Hydro Incl: Y	<b>Tot Prk Spcs:</b>	1.0
<b>Assessment:</b>		<b>Cable TV Incl:</b>	N CAC Incl: Y	<b>Pk Spot#:</b>	31
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y Prkg Incl: Y	<b>Park \$/Mo:</b>	
<b>Phys Hdp-Eqp:</b>		<b>Com Elem Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Level B
		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Concierge, Gym, Indoor
		<b>Energy Cert:</b>		Pool, Rooftop Deck/Garden, Visitor Parking	
		<b>GreenPIS:</b>			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (m)</b>	<b>Width (m)</b>	<b>Description</b>
1	Kitchen	Main	2.79	x 2.39	Laminate Granite Counter Stainless Steel Appl
2	Breakfast	Main	2.39	x 2.34	Laminate
3	Dining	Main	5.38	x 4.29	Laminate Combined W/Living Open Concept
4	Living	Main	5.38	x 4.29	Laminate Combined W/Dining Large Window
5	Prim Bdrm	Main	4.60	x 3.00	Broadloom 4 Pc Ensuite W/I Closet
6	2nd Br	Main	4.27	x 3.15	Broadloom Double Closet Large Window
7	Den	Main	3.23	x 2.54	Laminate
<b>Client Remks:</b> 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Incredible Location In Downtown Entertainment District Just Steps From Transit & Path System, Restaurants, Shopping, Hospitals, Rogers Centre, Cn Tower, Financial District, Roy Thompson Hall, Theatres & More! 2. Spacious 1,129 Sq.Ft. Of Living Space With 2 Bdrms + Den & 2 Baths. 3. Bright Kitchen With Stainless Steel Appliances, Granite C/Tops & Breakfast Bar Is Open To Combined D/R & L/R Areas With Large Windows & Laminate Flooring. 4. Convenience Of Utility Costs (Heat, Hydro & Water) Included In The Maintenance Fees. 5. Fabulous Building Amenities Including Pool, Gym, Rooftop Lounge/Bbq Terrace & Visitor Parking. All This & More! 2 Good-Sized Bdrms, W/Primary Bdrm Boasting Walk-Thru Closet & 4Pc Ensuite. Separate Breakfast/Sitting Area. 4Pc Main Bath. Ensuite Laundry. <b>Extras:</b> Includes One Underground Parking Space Plus Large Private Locker Conveniently Located Right Beside The Parking Space! Updated Kitchen Appliances '16, Flooring '21, Bathrooms '21.					
<b>Listing Contracted With: REAL ONE REALTY INC., BROKERAGE 905-281-2888</b>					