

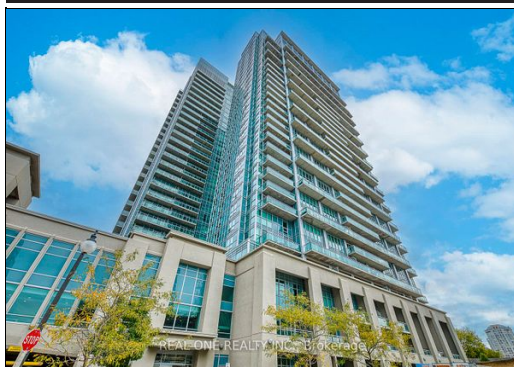


Together, for better !

一份信任，三份回报！



MLS Listing - 1414 - 155 Legion Rd. N., Etobicoke



155 Legion Rd N 1414

Toronto Ontario M8Y 0A7

Toronto W06 Mimico Toronto

SPIS: N

Taxes: \$2,224.56/2025

List: \$517,000 For: Sale

Condo Apt

Corp#: TSCC / 2153

Unit#: 6

Apartment

#Shares%:

Locker#: 175

Locker Lev Unit: P1

Locker Unit#: 175

Level: 14

Rms: 4

Bedrooms: 1 + 1

Washrooms: 1

1x4xMain

Zoning:

Prop Mgmt: MRCM (Maple Ridge Community Management)

Dir/Cross St: Lake Shore Blvd. W. & Park Lawn Rd.

Directions: Lake Shore Blvd. W. & Park Lawn Rd./Follow Signs for Legion Rd.

MLS#: W12304273 Possession Remarks: TBD

Status Cert: N

Bldg Name: iLoft

PIN#: 761530139

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$769.73	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Drive: Underground
Sqft Source: per MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: Se	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl:	Tot Prk Spcs: 1
Spec Desig: Unknown	Water Incl: Y	Pk Spot#: #40
Survey Type: None	Heat Incl: Y	Park \$/Mo:
Phys Hdp-Eqp:	Cable TV Incl:	Prk Lvl/Unit: P2
	Bldg Ins Incl: Y	Bldg Amen:
	Com Elem Incl: Y	Gym, Outdoor Pool, Party/Meeting Room,
	Cert Level:	Rooftop Deck/Garden, Squash/Racquet Court,
	Energy Cert:	Visitor Parking
	GreenPIS:	Prop Feat:
		Ensuite Laundry, Pets Allowed with
		Restrictions
		Interior Feat: Carpet Free

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.65	x 15.75	Laminate
2	Living	Main	17.65	x 15.75	Laminate
3	Den	Ground	8.17	x 7.15	Laminate
4	Br	Main	10.66	x 9.48	Laminate

Client Remks:

5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Large, Open Concept 640 Sq.Ft. 1 Bedroom + Den Suite with 2 Private Balconies in iLoft Building at Mystic Pointe Overlooking Mimico Creek Park with Breathtaking Views Right to the Lake! 2. Open Concept Kitchen, Den/Office (or Dining Area) & Living Room Boasting Stunning Floor-to-Ceiling Windows & Patio Door Walk-Out to Large Balcony with Outstanding Views! 3. Spectacular Kitchen Featuring Ample Cabinet & Counter Space, Centre Island/Breakfast Bar, Granite Countertops, Classy Tile Backsplash & Stainless Steel Appliances. 4. Generous Primary Bedroom with Large Closet & Oversized Walk-Out to It's Own Private Balcony! 5. 4pc Main Bath & Convenient Ensuite Laundry Closet Complete This Amazing Suite... Plus 1 Underground Parking Space & Exclusive Storage Locker! All This & More! Gas & Water Included in Condo Fees. Fabulous Building Amenities Including Concierge, Gym & Fitness Centre, Whirlpool, Sauna, Squash Court, Billiards Room, Theatre Room, Roof BBQ Terrace, Outdoor Pool & Whirlpool & More! Prime Mimico Location within Walking Distance to Mimico Creek Park, Humber Bay Park & Trails Along the Waterfront, Newly Designed Grand Avenue Park (Splash Pad, Off-Leash Dog Park, Multi-Use Sports Field & More!), Public Transit, Shopping & Restaurants, and with Quick Access to Lakeshore Rd. & Gardiner Expressway!!

Inclusions:

All Light Fixtures, Living Room Roller Shades, Refrigerator & Stove, Built-in Microwave/Hood Fan, Built-in Dishwasher ('21), Washer & Dryer, Kitchen Storage/Pantry Cabinet, Kitchen Storage Rails & Hooks

Listing Contracted With: REAL ONE REALTY INC. 905-281-2888

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