



Together, for better !

一份信任，三份回报！



MLS Listing - 616 - 9 Mabelle Ave., Etobicoke

	9 Mabelle Ave 616		List: \$599,000 For: Sale																																						
	Toronto Ontario M9A 0E1 Toronto W08 Islington-City Centre West Toronto																																								
	SPIS: N		Taxes: \$2,639.31/2025																																						
	Condo Apt Apartment Corp#: TSCC / 2825 Unit#: 2 #Shares%: Locker#: Locker Lev Unit: Level A (7 Mabelle Ave.) Locker Unit#: 93 Level: 6																																								
Rms: 4 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain		Zoning: Prop Mgmt: DEL Property Management Dir/Cross St: Bloor St. W. & Islington Ave. Directions: Bloor St. W. & Islington Ave. to Cordova Ave. to Mabelle Ave.																																							
MLS#: W12457397 Possession Remarks: TBD Status Cert: N Bldg Name: PIN#:																																									
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 600-699 Sqft Source: per MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$556.85 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to: Retirement: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Pk Spot#: 103 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Concierge, Gym, Indoor Pool, Media Room, Party/Meeting Room, Rooftop Deck/Garden Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free																																					
<table border="1"><thead><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></thead><tbody><tr><td>1</td><td>Kitchen</td><td>Main</td><td>16.01</td><td>x 10.01</td><td>Laminate Combined W/Dining Quartz Counter</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>16.01</td><td>x 10.01</td><td>Laminate Combined W/Kitchen Combined W/Living</td></tr><tr><td>3</td><td>Living</td><td>Main</td><td>16.01</td><td>x 10.01</td><td>Laminate Open Concept W/O To Balcony</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>Main</td><td>10.01</td><td>x 9.51</td><td>Laminate 4 Pc Ensuite W/I Closet</td></tr><tr><td>5</td><td>2nd Br</td><td>Main</td><td>8.5</td><td>x 8.5</td><td>Laminate Large Window Closet</td></tr></tbody></table>						#	Room	Level	Length (ft)	Width (ft)	Description	1	Kitchen	Main	16.01	x 10.01	Laminate Combined W/Dining Quartz Counter	2	Dining	Main	16.01	x 10.01	Laminate Combined W/Kitchen Combined W/Living	3	Living	Main	16.01	x 10.01	Laminate Open Concept W/O To Balcony	4	Prim Bdrm	Main	10.01	x 9.51	Laminate 4 Pc Ensuite W/I Closet	5	2nd Br	Main	8.5	x 8.5	Laminate Large Window Closet
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Client Remks: 5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Open Concept Kitchen, Dining & Living Area Boasting Quartz Countertop & Backsplash, Built-in Stainless Steel Appliances, Large Windows Allowing Loads of Natural Light & Walk-Out to Open Balcony! 2. Bright Primary Bedroom Featuring Wall-to-Wall Windows, Walk-in Closet & Modern 4pc Ensuite. 3. Additional Bedroom with Large Windows, 3pc Main Bath & Convenient Ensuite Laundry Closet Complete this Lovely Suite. 4. Fabulous Building Amenities Including Fitness Centre, Basketball Court, Indoor Pool, Party/Rec Room, Games Room, Theatre Room, Kids' Play Centre, Expansive Outdoor Patio & BBQ Terrace & More! 5. LOCATION! LOCATION! LOCATION... Just Steps to Islington Bus & Subway Station (Head Downtown in Just 20 Minutes!), Parks, Golf, Tennis & Arena, Shopping & Amenities., Plus Quick Access to GO Transit, Gardiner Expy, QEW & Hwy 427! All This & More! Laminate Flooring Thruout. Includes 1 Underground Parking Space & Exclusive Storage Locker. Inclusions: All Light Fixtures, Refrigerator, B/I Stove Top, B/I Oven, B/I Microwave/Hood Fan, B/I Dishwasher, Stacked Washer & Dryer }}																																									
Listing Contracted With: REAL ONE REALTY INC. 905-281-2888																																									

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