

Together, for better!

一份信任，三份回报！



MLS Listing ~ 1012 - 8 Tippett Rd., North York



8 Tippett Rd 1012			List: \$619,000 For: Sale		
Toronto Ontario M3H 0E7					
Toronto C06 Clanton Park Toronto					
SPIS: N	Taxes: \$3,265.20/2025				
Condo Apt	Apartment	Rms: 5			
Corp#: TSCC / 3010	#Shares%:	Bedrooms: 2			
Unit#: 11	Locker#:	Washrooms: 2			
	Locker Lev Unit:	1x4xMain, 1x3xMain			
	Locker Unit#:				
	Level: 10				
Zoning:					
Prop Mgmt: DEL Property Management					
Dir/Cross St: William R. Allen Rd. & Wilson Ave.					
Directions: William R. Allen Rd. & Wilson Ave. to Tippett Rd.					

MLS#: C12735280	Possession Remarks: TBD		
Status Cert: N	Bldg Name: Express Condos		PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$651.06	Lndy Lev:
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
Year Built: 2023	Elev/Lift:	Drive: Underground
Apx Sqft: 700-799	HST Applicable to: In Addition To	Park Type: Owned / Owned
Sqft Source: Plus 352 Sq.Ft. Balcony!	Sale Price:	Park/Drv Spcs: 0
Exposure: Sw	Taxes Incl:	Tot Prk Spcs: 1
Assessment:	Heat Incl:	Pk Spot#: #3
Spec Desig: Unknown	Cable TV Incl:	Park \$/Mo:
Survey Type: None	Bldg Ins Incl: Y	Prk Lvl/Unit: Level A
Phys Hdp-Eqp:	Prkg Incl:	Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	Com Elel Incl: Y	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
	Cert Level:	Interior Feat: Carpet Free
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Dining	Picture Window
1	Kitchen	Main	22.11	x 12.11	Laminate	Combined W/Dining	Picture Window
2	Dining	Main	22.08	x 12.83	Laminate	Combined W/Kitchen	W/O To Balcony
3	Living	Main	22.11	x 12.11	Laminate	Open Concept	Window Flr to Ceil
4	Prim Bdrm	Main	12.11	x 9.09	Laminate	4 Pc Ensuite	W/I Closet
5	2nd Br	Main	10.3	x 8.99	Laminate	Large Closet	Large Window

Client Remarks:

5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. Spectacular Upgraded 777 Sq.Ft. Corner Suite in Prestigious Express Condos Boasting 2 Bedrooms & 2 Baths Plus Stunning 352 Sq.Ft. Wrap-Around Balcony! 2. Bright & Beautiful Open Concept Kitchen, Dining & Living Area Featuring Modern Dual-Tone Cabinetry, Convenient Island, Quartz Countertops, Stylish Backsplash, Expansive Windows & Walk-Out to the Wrap-Around Balcony with Excellent Bonus Living Space & Beautiful SW Views! 3. Generous Primary Bedroom with Huge Windows, W/I Closet & 4pc Ensuite! 4. Good-Sized 2nd Bedroom with Large Windows, Plus 3pc Main Bath & Convenient Ensuite Laundry Complete This Suite! 5. Fantastic Building Amenities Including Bright & Spacious Lounge Area, Fitness Centre, Party/Meeting Room, Rooftop Patio Area, Visitor Parking & More! All This & More! Includes 1 Underground Parking Space. LOCATION! LOCATION! LOCATION... Wonderful Clanton Park Location with Quick Subway Access and Just Minutes from Yorkdale Shopping Centre, Big Box Shopping, Downsview Park, Schools, Parks, Restaurants, Entertainment & Many More Amenities... Plus Quick 401 Access!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, Integrated Dishwasher, Microwave, Stacked Washer & Dryer

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

GRACE ZHANG, Broker 647-205-5886

SABRINA TU, CNE, CLHMS, SRS, Broker 416-660-1326 REAL ONE REALTY INC.