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MLS Listing - 40 Irwin Ave., Toronto



40 Irwin Ave **List: \$1,199,000 For: Sale**

Toronto Ontario M4Y 1L2
 Toronto C01 Bay Street Corridor Toronto
SPIS: N **Taxes:** \$6,175.97/2025

Condo Townhouse	2-Storey	Rms: 6
Corp#: MTCC / 747	#Shares%:	Bedrooms: 3
Unit#: 19	Locker#:	Washrooms: 2
	Locker Lev Unit: C	1x4x2nd, 1x3xMain
	Locker Unit#: 244	
	Level: 2	

Zoning:
Prop Mgmt: Wilson Blanchard Management
Dir/Cross St: Wellesley St. W. & Bay St.
Directions: Wellesley St. W. & Bay St. to Irwin Ave.

MLS#: C12747554 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric Apx Age: Apx Sqft: 1200-1399 Sqft Source: per MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$869.73 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N HST Applicable to Sale Price: Included In Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Y Retirement: Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Pk Spot#: A-19 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Bbqs Allowed, Visitor Parking Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	2nd	15.58	x 12.89	Hardwood Floor Quartz Counter B/I Appliances
2	Dining	2nd	15.58	x 12.89	Hardwood Floor Combined W/Kitchen Open Concept
3	Living	2nd	14.01	x 9.42	Hardwood Floor Fireplace W/O To Balcony
4	3rd Br	2nd	11.94	x 8.46	Hardwood Floor Window
5	Prim Bdrm	3rd	15.55	x 15.52	Hardwood Floor W/O To Balcony Double Closet
6	2nd Br	3rd	15.65	x 13.29	Hardwood Floor Large Window Double Closet

Client Remks:
 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright & Beautiful 3 Bedroom & 2 Bath Condo Townhouse in in Convenient Downtown Neighbourhood with 1,320 Sq.Ft. of Above-Ground Living Space! 2. Designer Eat-in Kitchen Boasting Quartz Countertops, Modern Cabinetry & High End Built-in/Integrated Appliances. 3. Bright & Spacious Open Concept Living Area with Pot Lights, Brick Fireplace/Feature Wall & Patio Door W/O to Large Balcony Overlooking Courtyard Area. 4. 3rd Bedroom/Office (No Closet) & 3pc Bath on Main Level Plus 2 Generous Bedrooms, Modern 4pc Bath & Convenient Upper Level Laundry on 2nd Level, with Primary Bedroom Featuring Double Closets & W/O to 2nd Balcony. 5. LOCATION! LOCATION! LOCATION! Fabulously Located in Downtown Toronto's Bay Street Corridor Just Steps to Wellesley or Yonge/Bloor Subway, U of T, TMU (Ryerson), Hospitals, Shopping, Restaurants & Many More Amenities... a Perfect 100 Walk Score!! All This & More! Private Street Entrance to Enclosed Porch Entry. Loads of Natural Light with Large Windows, Skylight & 2 W/O's. Hardwood Flooring Thru Both Levels. Includes 1 Underground Parking Space & 2 Huge Storage Lockers.

Inclusions:
 All Existing Light Fixtures, Integrated Refrigerator, B/I Stove Top, B/I Oven, Integrated Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned), All Existing Furniture (Mattresses & Decor Excluded)

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

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