

	<b>11 Charlotte St 1704</b>		<b>List: \$549,900 For: Sale</b>
	<b>Toronto Ontario M5V 2H5</b>		
	Toronto C01 Waterfront Communities C1 Toronto		
	Taxes: \$2,098.76 / 2024		Last Status: New
SPIS: N		DOM: 0	
Condo Apt	Apartment	Rms: 4	
Level: 17	#Shares%:	Bedrooms: 1	
Unit#: 04	Locker#:	Washrooms: 1	
Corp#: TSCC / 2546	Locker Level: D	1x4xFlat	
Zoning:	Locker Unit#: 59		
Dir/Cross St: King St W / Charlotte			
Prop Mgmt: Icon Property Management 416-597-0268			

MLS#: C8233790 Sellers: Atif Islam Contact After Exp: N  
 Holdover: 90 Possession Remarks: TBD Occup: Vacant  
 Status Cert: Y  
 Bldg Name: King Charlotte Condos PIN#: 765460147 ARN#: 190406232000925

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b>
<b>Basement:</b> None	<b>Maint:</b> \$456.04	<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> Underground / 0,0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Underground
<b>Apx Sqft:</b> 0-499	<b>Elev/Lift:</b> Y Retirement: N	<b>Park Type:</b> None
<b>Sqft Source:</b> Mpac	<b>Taxes Incl:</b> Water Incl: Y	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> N	<b>Heat Incl:</b> Y Hydro Incl: Y	<b>Tot Pk Spcs:</b> 0,0
<b>View:</b> City	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl:	<b>Prk Lev/Unit:</b>
<b>Spec Desig:</b> Unknown	<b>Com Elem Incl:</b>	<b>Bldg Amen:</b> Bbqs Allowed, Concierge,
<b>Phys Hdp-Eqp:</b> N	<b>Cert Level:</b> Energy Cert: N	Exercise Room, Outdoor Pool, Party/Meeting
<b>Prop Features:</b> Hospital, Public Transit	<b>GreenPIS:</b> N	Room, Rooftop Deck/Garden
<b>HST Applicable to</b>	<b>Exterior Feat:</b> Recreational Area	
<b>Sale Price:</b> Included	<b>Interior Feat:</b> Carpet Free	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Flat	3.99	x 3.20	Open Concept Combined W/Kitchen W/O To Balcony
2	Dining	Flat	3.99	x 3.20	Open Concept Combined W/Living W/O To Balcony
3	Kitchen	Flat	3.99	x 3.20	Open Concept Stainless Steel Appl Laminate
4	Prim Bdrm	Flat	2.74	x 3.08	Closet Window Laminate

**Client Remks:** Welcome to your chic urban oasis in the heart of down town. Stylish 1 bedroom 1 bathroom boasts a smart floor plan designed for city living. Separate bedroom with double closet and floor to ceiling window. Open concept living, dining with walk out to huge balcony spanning the whole suite. Beautiful and Bright views. Prime location with steps to transit, vibrant night life, shops restaurants and sporting events.

**Extras:**  
**Inclusions:** Existing stainless steel appliances.  
**Exclusions:**  
**Rental Items:** Heat pump  
**Showing Requirements:** Lockbox, See Brokerage Remarks  
**Brkage Remks:** Showings anytime, offers accepted Monday April 22nd. Seller reserves right to accept pre emptive offers without notice. Please email Tara with offers and questions. tara@christinecowern.com

REAL BROKER ONTARIO LTD. Ph: 888-311-1172 Fax: 888-311-1172  
 130 King St W Unit 1900B Toronto M5X1E3  
 TARA CROOKS, Salesperson 416-670-8779  
**Contract Date:** 4/15/2024 **Condition:** **Ad:** Y  
**Expiry Date:** 7/15/2024 **Cond Expiry:** **Escape:**  
**Last Update:** 4/15/2024 **CB Comm:** 2.5% **Original:** \$549,900