



393 King St W 404
Toronto Ontario M5V 3G8
 Toronto C01 Waterfront Communities C1 Toronto
Taxes: \$2,660.88/2024 **For:** Sale **% Dif:** 105
SPIS: N **Last Status:** SLD **DOM:** 23
Sold: \$880,000
List: \$839,900
Condo Apt #Shares%: Rms: 4 + 2
Apartment Locker#: Bedrooms: 2 + 1
Unit#: 04 Locker Lev Unit: 4 Washrooms: 1
Corp#: MTCC / 1392 Locker Unit#: 1x3
Assignment: Level: 04
Fractl Ownshp:
Zoning:
Dir/Cross St: King & Spadina
Prop Mgmt: ICC Property Management

MLS#: C9269058 **Sellers:** TASHA CELINA MORGESE-SCHWIEG **Contact After Exp:** N
Holdover: 90 **Possession:** **Occup:** Vacant **Status Cert:** Y
Bldg Name: **PIN#:** **ARN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: Y	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$926.49	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Lndry Feat: In-Suite Laundry
Heat: Forced Air / Gas	Central Vac:	Exterior: Brick
Apx Age:	UFFI:	Gar/Gar Spcs: Underground / 1
Apx Sqft: 900-999	Elev/Lift:	Park/Drive: Underground
Sqft Source:	Retirement:	Park Type: Owned
970 SF + 228 SF Terrace as per Measured Up	Taxes Incl: Y	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S	Heat Incl: Y	Prk/Drv Spcs #: 16
Assessment:	Cable TV Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Com Elem Incl: Y	Prk Lvl/Unit: P3
		Bldg Amen: Concierge, Rooftop Deck/Garden
		Prop Feat: Family Room, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Waterfront
		HST Applicable to: Included
		Sale Price:
		Interior Feat: Carpet Free
		Security Feat: Concierge/Security

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.07	x 3.9	Closet
2	Kitchen	Flat	10.6	x 6.07	Breakfast Bar Stainless Steel Appl Custom Backsplash
3	Dining	Flat	13.25	x 8.07	Quartz Counter B/I Shelves Pantry
4	Living	Flat	16.5	x 8.99	O/Looks Dining W/O To Sunroom
5	Solarium	Flat	17.91	x 9.91	Vaulted Ceiling Skylight W/O To Terrace
6	Prim Bdrm	Flat	14.07	x 9.15	Large Closet Large Window Overlook Patio
7	2nd Br	Flat	13.58	x 7.74	Glass Doors Closet
8	Other	Flat	18.5	x 12.34	Sw View

Client Remks: Welcome Home To This Stunning 2 Bed 1 Bath Condo Situated In The Heart Of King St West, One Of Toronto's Most Vibrant & Sought-After Neighbourhoods. Located In A Quiet Boutique Building This Renovated & Immaculate Suite Offers Both Chic Design & Functional Living Which Boasts 970 SF Of Indoor Living Space PLUS Your Very Own Private 228 SF Terrace Perfect For Expanding Your Entertaining Space And Enjoy Sunsets From Your Outdoor Oasis! With Lots Of Natural Light And 9' Ceilings Throughout, This Free Flowing Layout Features A Modern Kitchen With Breakfast Bar, Quartz Countertops, SS Appliances Including Built-In Microwave, Under-Mount Sink, Adjacent Dining Area & An Abundance Of Built-In Cabinetry. Walk Through Your Generous Living Room Into A Spacious Solarium/Family Room Highlighted By 10' Ceilings And Glass Panels With A Walk-Out To The Terrace. Generous Primary And Second Bedroom Complete This Home In Style. 1 Parking Included + 1 Locker Conveniently Located On The Same Floor!

Extras: Located Steps To The TTC & Mins To TIFF Lightbox, Theatres, Dog Parks, CN Tower, Rogers Centre, Ripley's Aquarium, Groceries, Pharmacies, Schools & Restaurants. **Walk Score Is 100 & Transit Score Is 100**

Inclusions: Enjoy The Perks Of Downtown Convenience Combined With The Luxuries Of Upscale Living! Evening Concierge, Visitor Parking & Rooftop Terrace With BBQs.

Exclusions:

Rental Items:

Showing Requirements: Lockbox

Brkage Remks: Pleasure & Easy To Show! Offers Welcome Anytime With 24 HR Ire. Pls Include Min 5% Cert'd Dep, Form 801, Sched B & B2. Status Cert Available Upon Request. Co-Op Commission reduced by 1% if the buyer is shown the property by the Listing Agent/Team. Thank You For Showing.

List: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888 **Fax:**
EDWARD ABDOU, Salesperson 416-918-9144

Co-Op: ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE
ELENA SARADIDIS, Salesperson

Contract Date: 08/26/2024

Sold Date: 09/18/2024

Expiry Date: 12/31/2024

Closing Date: 11/05/2024

Last Update: 09/19/2024

CB Comm: 2.5% + HST With Thanks!

Leased Terms:

Original: \$839,900