



23 Elkhorn Dr Th-5
Toronto Ontario M2K 3E8
 Toronto C15 Bayview Village Toronto
Taxes: \$8,088.57/2023
SPIS: N **Last Status:** SLD **For:** Sale **% Dif:** 109
DOM: 13
Sold: \$1,750,000
List: \$1,599,000
Condo Townhouse **#Shares%:** **Rms:** 12
3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 5 **Locker Lev Unit:** **Washrooms:** 5
Corp#: TSCC / 1931 **Locker Unit#:** 1x6x3rd, 1x4x2nd, 1x3x2nd,
Assignment: **Level: 1** 1x2xGround, 1x2xLower
Fractl Ownshp:
Zoning:
Dir/Cross St: Bayview/Sheppard
Prop Mgmt: Sayland Property Management 416-445-4500

MLS#: C9296250 **Sellers:** Dr. Dalal Assad Medicine Professional Corporation **Contact After Exp:** N
Holdover: 90 **Possession:** 30/60/TBA **Occup:** Vacant **Status Cert:** Y
Bldg Name: **PIN#:** **ARN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry:
Basement: Finished / Sep Entrance	Maint: \$1,233	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Central Air	Lndry Feat: Laundry Room
Fireplace Feat: Natural Gas	Central Vac:	Exterior: Concrete
Heat: Forced Air / Gas	UFFI: No	Gar/Gar Spcs: Underground / 2
Apx Age:	Elev/Lift: Y Retirement:	Park/Drive: Underground
Apx Sqft: 2250-2499	Taxes Incl:	Park Type: Owned / Owned
Sqft Source: Mpac-Propertyline	Heat Incl:	Park/Drv Spcs: 2 Tot Prk Spcs: 2
Exposure: S	Cable TV Incl:	#: #8
Assessment:	HAC Incl: Y	#: #9
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:
	Com Elem Incl: Y	Prk Lvl/Unit: A/8 / A/9
		Bldg Amen:
		Bbqs Allowed, Visitor Parking
		Prop Feat:
		Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School
		HST Applicable to: No
		Sale Price:
		Exterior Feat: Landscaped,Patio
		Interior Feat: Carpet Free
		Security Feat:
		Alarm System,Monitored,Smoke Detector

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.34	x 10.01	Marble Floor Fireplace Bay Window
2	Dining	Ground	11.84	x 11.32	Marble Floor Recessed Lights Open Concept
3	Kitchen	Ground	13.91	x 15.35	Eat-In Kitchen Centre Island W/O To Patio
4	Prim Bdrm	3rd	15.85	x 15.32	6 Pc Ensuite Elevator W/I Closet
5	Bathroom	3rd	0	0	6 Pc Bath B/I Vanity W/O To Terrace
6	2nd Br	2nd	13.25	x 11.84	4 Pc Ensuite Hardwood Floor Bay Window
7	3rd Br	2nd	15.32	x 14.96	Hardwood Floor His/Hers Closets O/Looks Garden
8	Family	Lower	15.32	x 14.67	Marble Floor 2 Pc Bath
9	Foyer	Lower	0	0	Marble Floor Elevator W/O To Garage

Client Remks: Rarely Offered St. Gabriel Lanes Townhome. Builders Model Suite This Exquisite & Meticulously Detailed 3+1 Bed, 5 Bath Home Built By Shane Baghai Boasts Over 3000 SF Of Living Space And Features A Private Elevator Providing Access To All Levels, Luxurious Living & Dining Areas, Gourmet Chef Inspired Eat-In Kitchen With Center Island, Custom Italian Cabinetry, Granite Countertops, SS Appliances And A Walk-Out To A Private Patio. Retreat To A Third Floor Primary Bedroom Oasis With Walk-In Closets, Generous Sleeping Quarters & A Spa-Like 6-Pc Ensuite With W/O To A Private Terrace. Additional Features & Upgrades Include Expansive LL Family/Media Room, Laundry Room, Harwood & Marble Flooring Throughout ,Crown Moulding, Recessed Lighting, Custom Closets, 2 Parking Spots With Direct Access From Garage, Gas BBQ Hook-Up, Ample Storage & CVAC. Just Steps To Bayview Village, Subway & Mere Minutes To Major Highways (401/404/407), Hospital, Schools, Amenities, Recreation, Parks & More!

Extras: Rare Gem Not To Be Missed! Built At A Time When Quality & Craftsmanship Meant Something And Needs To Be Seen To Be Appreciated. Property Back-up With Large Generator. 2 Underground Parking, Ample Storage, Utility & Laundry Rooms.

Inclusions: Stainless Steel Refrigerator, Range, Microwave/Hood, Dishwasher, Stacked Front Load Washer And Dryer, High Efficiency Gas Forced Air Heating/Cooling, All Existing Light Fixtures And Window Coverings.

Exclusions:
Rental Items:

Showing Requirements: Lockbox

Brkage Remks: Show Your Most Discerning Client! Pleasure & Easy To Show. Offers, If Any, Shall Be Reviewed Monday September 9th At 6 PM, Please Register By 4 PM. Pls Include Min 5% Cert'd Dep, Form 801, Sched B&B2. Email Offers To edabdou@rogers.com. Status Cert Available Upon Request. Thank You For Showing!

List: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888 **Fax:**

EDWARD ABDOU, Salesperson 416-918-9144

Co-Op: REALTY EXECUTIVES PLUS LTD, BROKERAGE

LENA PAPA ZIAN-KERIM, Salesperson

Contract Date: 09/03/2024

Sold Date: 09/16/2024

Leased Terms:

Expiry Date: 12/31/2024

Closing Date: 10/18/2024

Original: \$1,599,000

Last Update: 09/17/2024

CB Comm: 2.5% + Hst With Thanks!