



**99 Chandos Ave 204** **List: \$799,000 For: Sale**  
**Toronto** Ontario M6H 2E7  
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto  
**SPIS:** N **Taxes:** \$2,625.10/2024 **DOM:** 28  
 Condo Apt Loft **Rms:** 5  
**Corp#:** TSCC / 2104 **#Shares%:** **Bedrooms:** 1 + 1  
**Unit#:** 4 **Locker#:** **Washrooms:** 1  
**Locker Lev Unit:** 1x4xMain  
**Locker Unit#:**  
**Level:** 2  
**Zoning:**  
**Prop Mgmt:** Taft Management Jonathan Rosenfield  
**Dir/Cross St:** Dufferin and Dupont

**MLS#:** W9388805 **Possession Remarks:** Flexible  
**Status Cert:** Y **Bldg Name:** **PIN#:** 761040021

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$658.06	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete / Other
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b> Surface / 1
<b>Apx Age:</b>	<b>UFFI:</b> No	<b>Park/Drive:</b> Surface
<b>Apx Sqft:</b> 800-899	<b>Elev/Lift:</b> N <b>Retirement:</b> N	<b>Park Type:</b> Owned
<b>Sqft Source:</b>	<b>Taxes Incl:</b> <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 1
893 sq ft as per floorplans	<b>Heat Incl:</b> <b>Hydro Incl:</b>	<b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> Sw	<b>Cable TV Incl:</b> <b>CAC Incl:</b>	<b>Pk Spot#:</b> 1
<b>Assessment:</b>	<b>Bldg Ins Incl:</b> <b>Y Prkg Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Com Elem Incl:</b> Y	<b>Prk Lvl/Unit:</b> Level 1 / #8
<b>Phys Hdp-Eqp:</b>	<b>Cert Level:</b>	<b>Bldg Amen:</b>
	<b>Energy Cert:</b>	Bbqs Allowed, Bike Storage, Rooftop Deck/Garden
	<b>GreenPIS:</b>	<b>Prop Feat:</b>
		Ensuite Laundry, Fireplace/Stove, Library, Park, Part Cleared, Pets Allowed with Restrictions, Public Transit

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.06	x 4.3	Tile Floor Closet
2	Kitchen	Main	15.58	x 13.65	Hardwood Floor Quartz Counter Stainless Steel Appl
3	Living	Main	10.89	x 11.98	Hardwood Floor Window Fireplace
4	Dining	Main	10.04	x 16.11	Hardwood Floor Window W/O To Terrace
5	Br	Main	10.7	x 14.34	Hardwood Floor Double Closet Window

**Client Remks:**  
 Iron Works Lofts! Stunning 1+1 bedroom loft in the heart of the desirable West End. Spanning 893 sq. ft., this unique space features soaring 10.5' ceilings, herringbone hardwood floors, and a cozy gas fireplace framed by a striking stone feature wall. The kitchen is a chefs paradise, equipped with a gas stove, elegant marble counters, stainless steel appliances, and a spacious island perfect for entertaining friends and family. Plus, enjoy the convenience of large storage closets within the unit. As part of an exclusive 15-unit boutique building, this loft stands out as the only one with direct access to a charming 350 sq. ft. shared terrace ideal for relaxing or hosting gatherings. With parking for one vehicle and just steps away from vibrant shops, delightful cafes, three beautiful parks, and easy TTC access, this loft offers both luxury and convenience.

**Extras:**  
 Herringbone oak hardwood flooring (2018), New light fixtures (2018), Ceiling Fan (2018), Microwave/Exhaust (2024), Dishwasher (2024), Roof (2023), new Windows (September 2024)

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100