



99 Chandos Ave 204 **List: \$729,000 For: Sale**
Toronto Ontario M6H 2E7
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
SPIS: N **Taxes:** \$2,625.11/2024 **DOM:** 0

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#: W9377579 **Possession Remarks:** Flexible
Status Cert: Y **Bldg Name:** Iron Work Lofts **PIN#:** 761040021

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$658.06	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete / Other
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Surface / 1
Apx Age:	UFFI: No	Park/Drive: Surface
Apx Sqft: 800-899	Elev/Lift: N Retirement: N	Park Type: Owned
Sqft Source:	Taxes Incl: Water Incl: Y	Park/Drv Spcs: 1
893.54 Sq Ft as per Floorplans	Heat Incl: Hydro Incl:	Tot Prk Spcs: 1
Exposure: Sw	Cable TV Incl: CAC Incl:	Pk Spot#: 1
Assessment:	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Com Elem Incl: Y	Prk Lvl/Unit: Level 1/ #8
Phys Hdp-Eqp: N	Cert Level:	Bldg Amen:
	Energy Cert:	Bbqs Allowed, Bike Storage, Rooftop Deck/Garden
	GreenPIS:	Prop Feat:
		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 a large storage closet 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), new Windows (September 2024) Roof (2023)

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