				25 Ritchie Ave	106	Li	List: \$949,000 For: Sale	
				Toronto Ontari				
				Toronto W01 Ro				
			SPIS: N		\$3,884/202		<b>DOM:</b> 0	
			Condo Townhouse		2-Storey Rms: 5			
			Corp#: TSCC /	2132	#Shares%: Bed		rooms: 3	
			<b>Unit#:</b> 16		Locker#: 57 Washroo		<b>ms:</b> 2	
			Locker L			ev Unit: A 1x2xMain, 1x4x2nd		
				Locker Unit#: 57 Level: 1				
				Zoning:				
Prop Mgmt: Maple Ridge Community Management								
Dir/Cross St: Dundas and Howard Park								
	STATE OF L			14				
MLS	<b>5#:</b> W10428558	B Possessic	on Remarks: 3	30-60-90 Days				
Status Cert: N Bldg Name: Ronce				icesvalles Lofts				PIN#: 761320006
Assignment: N Fractional Ownership: N								
Broker Open House: Saturday, November 23 2024 2:00 PM - 4:00 PM Opn Hse Note: Sat & Sun 2pm-4								Sat & Sun 2pm-4pm
Public Open House: Saturday, Nove			ember 23 2024 2:00 PM - 4:00 PM		-	· ·		
	•		Sunday, Nove	ember 24 2024	2:00 PM -	4:00 PM		
Kitc	hens:	1	-	Pets Perm:	Restrict		Balcony:	Terr
Fam	n Rm:	Ν		Locker:	Owned		Ens Lndry:	Υ
Bas	ement:	None		Maint:	\$917.91		Lndy Lev:	Upper
Fire	place/Stv:	Ν		A/C:	Central Air		Exterior:	
Heat:		Forced Air / Gas		Central Vac:			Metal/Side / Stucco/Plaster	
Apx Age:		11-15		UFFI:	No		Gar/Gar Spcs:	Surface / 0
	Sqft:	1200-1399		Elev/Lift:	N Retirement	: N	Park/Drive:	Surface
	Source:	1227.43 as	per floorplan	Taxes Incl:	Water Incl:	Y	Park Type:	Owned
	osure:	S		Heat Incl:	Hydro Incl:		Park/Drv Spcs:	1
	essment:			Cable TV Incl:	CAC Incl:		Tot Prk Spcs:	1
	c Desig:	Unknown		Bidg Ins Incl:	Y Prkg Incl:	Y	Pk Spot#:	16
	s Hdp-Eqp:	N		Com Elem Incl:	Y	-	Park \$/Mo:	
, <b>,</b>				Cert Level:			Prk Lvl/Unit:	Level 1/Unit 6
				Energy Cert:	Ν		Bldg Amen:	
				GreenPIS:			Prop Feat:	
							Ensuite Laundry, P	ets Allowed with
							Restrictions	
#	Room	Level	Length (	ft) Width (ft)	Descripti	on		
1	Living	Main	14.4	x 8.89	Laminate		Window Flr to Ceil	Closet
2	Kitchen	Main	13.91	x 9.94	Laminate		Stainless Steel Appl	Quartz Counter
3	Br	2nd	11.52	x 9.65	Broadloor	n	Closet	
4	Den	2nd 2nd	10.1	x 7.87	Broadloor		Pot Lights	
5	Prim Bdrm	2nd	17.68	x 10.73	Broadloor		Double Closet	Window
-	nt Pomke:	2110	17.00	X 10.75	Di Gualloui		Double closet	VIII GOW

## **Client Remks:**

Nestled in the heart of vibrant Roncesvalles Village, this spacious 3-bedroom townhouse offers the perfect blend of modern living and prime location. Enter through a private courtyard with exclusive access to just 10 units on this level ensuring peace and privacy. The open-concept, two-level loft design boasts soaring 20-ft floor-to-ceiling windows, filling the space with natural light and offering a dramatic living experience. The main floor features a generously sized living room, an impressive kitchen perfect for entertaining, and a convenient 2-piece powder room. Upstairs, you'll find three comfortable bedrooms, a 4-piece bath, and an in-unit laundry area for added convenience. Additional perks include parking, a locker for extra storage, and proximity to everything Roncesvalles has to offer charming shops, trendy cafes, and easy access to public transit (TTC).Plus, this family-friendly neighbourhood is home to some of the citys top schools.

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