

	51 Harrison Garden Blvd 203		List: \$849,000 For: Sale				
	Toronto Ontario M2N 7G4						
	Toronto C14 Willowdale East Toronto						
	SPIS: N		Taxes: \$3,183.04/2024				
		DOM: 0					
Condo Apt		Apartment					
Corp#: TSCC / 1495		#Shares%:					
Unit#: 14		Locker#:					
		Locker Lev Unit: 1x4xMain, 1x4xMain					
		Locker Unit#:					
		Level: 2					
Zoning:							
Prop Mgmt: First Service Residential							
Dir/Cross St: Yonge & Sheppard							
MLS#: C12080730 Possession Remarks: Flexible							
Status Cert: Y		Bldg Name: Mansions of Avondale					
		PIN#: 124950028					
Kitchens: 1		Pets Perm: Restrict					
Fam Rm: N		Locker: None					
Basement: None		Maint: \$1,163.69					
Fireplace/Stv: N		A/C: Central Air					
Heat: Forced Air / Gas		Central Vac: N					
Apx Age: 16-30		UFFI: No					
Apx Sqft: 1000-1199		Elev/Lift: Y Retirement: N					
Sqft Source: 1112 Sq Ft		Taxes Incl: Y Water Incl: Y					
Exposure: N		Heat Incl: Y Hydro Incl: Y					
Assessment:		Cable TV Incl: CAC Incl:					
Spec Desig: Unknown		Bldg Ins Incl: Y Prkg Incl: Y					
Phys Hdp-Eqp: N		Com Elem Incl: Y					
		Cert Level:					
		Energy Cert:					
		GreenPIS:					
		Balcony: Open					
		Ens Lndry: Y					
		Lndy Lev: Main					
		Exterior: Brick					
		Gar/Gar Spcs: Underground / 1					
		Park/Drive: Undergrnd					
		Park Type: Owned					
		Park/Drv Spcs: 0					
		Tot Prk Spcs: 1					
		Pk Spot#: 9					
		Park \$/Mo:					
		Prk Lvl/Unit: Level B/Unit 9					
		Bldg Amen:					
		Bike Storage, Concierge, Gym, Indoor Pool, Sauna, Visitor Parking					
		Prop Feat:					
		Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.58	x 5.09	Tile Floor	Double Closet	
2	Kitchen	Main	8.01	x 12.01	Tile Floor	Granite Counter	Stainless Steel Appl
3	Dining	Main	12.07	x 11.91	Laminate	Open Concept	Combined W/Living
4	Living	Main	11.42	x 10.33	Laminate	Open Concept	W/O To Balcony
5	Prim Bdrm	Main	26.18	x 10.01	Laminate	W/I Closet	4 Pc Ensuite
6	Br	Main	17.09	x 8.99	Laminate	W/I Closet	Large Window
Client Remks:							
This stunning and spacious 2 bedroom, 2 4-piece bathroom condo is located in a quiet, upscale low-rise building crafted by renowned builder Shane Baghai. Offering 1,112 square feet of beautifully updated living space, plus a private balcony with unobstructed views of AvondalePark, the unit blends luxury and comfort in an ideal location. Both bedrooms feature walk-in closets, and the two full bathrooms have been tastefully renovated with modern finishes. The kitchen has been updated with granite countertops, stainless steel appliances, and a newly added pantry, perfect for both everyday living and entertaining. Wide plank engineered hardwood flooring has been newly installed throughout, adding warmth and contemporary style.Maintenance fees include all utilities, ensuring effortless living. The unit also comes with one underground parking space conveniently located near the elevator. Located just steps from transit, highways, shopping, schools, and all essential amenities, this home offers both tranquility and urban convenience. Pet-friendly building.With premium finishes, park views, and a prime location, this move-in ready condo is a rare find.							
Extras:							
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100							