

	<b>71 SIMCOE St 502</b> <span style="float: right;">List: <b>\$619,900</b> For: Sale</span>	
	<b>Toronto Ontario M5J2S9</b>	
	Toronto C01 Bay Street Corridor Toronto 120-19-S Taxes: \$2,747.52 / 2021 <span style="float: right;">Last Status: New</span>	
	SPIS: N <span style="float: right;">DOM: 0</span>	
Condo Apt <span style="float: right;">Apartment</span> <span style="float: right;">Rms: 4</span>	Level: 03 <span style="float: right;">#Shares%:</span> <span style="float: right;">Bedrooms: 1</span>	
Unit#: 2 <span style="float: right;">Locker#:</span> <span style="float: right;">Washrooms: 2</span>	Corp#: MTCC / 945 <span style="float: right;">Locker Level:</span> <span style="float: right;">1x4, 1x2</span>	
Zoning: RESIDENTIAL <span style="float: right;">Locker Unit#:</span>	Dir/Cross St: KING & UNIVERSITY	
Prop Mgmt: CROSSBRIDGE CONDOMINIUM SERVICES		

MLS#: C5751578 Contact After Exp: Y  
 Holdover: 90 Occup: Tenant  
 Status Cert: N Possession Remarks: TBA  
 Bldg Name: SYMPHONY PLACE PIN#: \_\_\_\_\_ ARN#: 190406120000111

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> _____ <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> MPAC 776 SQ FT <b>Exposure:</b> W <b>Assessment:</b> _____ <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b> _____ <b>Prop Features:</b> Arts Centre, Clear View, Hospital, Place of Worship, Public Transit	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$848.26 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> _____ <b>Elev/Lift:</b> _____ <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> _____ <b>GreenPIS:</b> _____	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> _____ <b>Exterior:</b> Brick Concrete <b>Gar/Gar Spcs:</b> Undergrnd / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Pk Spcs:</b> 1 <b>Pk Spot#:</b> D17 <b>Park \$/Mo:</b> _____ <b>Prk Lev/Unit:</b> _____ <b>Bldg Amen:</b> Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Recreation Room, Visitor Parking
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Flat	4.88	x 3.20	Combined w/Dining	Laminate	West View
2	Dining	Flat	3.66	x 3.20	Combined w/Living	Laminate	
3	Kitchen	Flat	2.64	x 2.64	Pass Through	Stainless Steel Appl	Laminate
4	Prim Bdrm	Flat	4.88	x 3.05	4 Pc Ensuite	Large Closet	Broadloom
5	Foyer	Flat	3.00	x 1.50	2 Pc Bath	Marble Floor	

**Client Remks:** Great location in the heart of The Financial & Theatre District. This condo sits opposite Roy Thompson Hall with unobstructed views. Subway, streetcar minutes walk away. A1 tenant paying \$2300 per month, willing to stay. Great investment. Excellent condition. Good size one bedroom with one and a half baths. Loads of storage space. Approx. 800 sq ft.  
**Extras:** Fridge, stove, B/I, dishwasher, microwave, washer, dryer, parking included. Maintenance includes all utilities.  
**Brkage Remks:** Showings Monday to Friday 12-1, anytime the weekends. Mainly go direct or key with concierge. Amenities currently under reno. Access to parking on Emily St. Email offer to : Barb.imre@gmail.com. Status cert ordered, cert deposit please.

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 BARBARA ARMSTRONG, Salesperson 416-723-6364  
 IMRE NAGY, Salesperson 416-230-5064  
**Contract Date:** 9/03/2022 **Condition:** \_\_\_\_\_ **Ad:** Y  
**Expiry Date:** 11/30/2022 **Cond Expiry:** \_\_\_\_\_ **Escape:** \_\_\_\_\_  
**Last Update:** 9/03/2022 **CB Comm:** 2.5% **Original:** \$619,900