


21 Dale Avenue

SUITE 640

	21 Dale Ave 640 Toronto Ontario M4W1K3 Toronto C09 Rosedale-Moore Park Toronto 115-21-Q SPIS: N Taxes: \$0.00 / 2022 DOM: 0		List: \$1,049,000 For: Sale																																																
	Co-Op Apt Corp#: N/A / 0 Unit#: 40	Apartment #Shares%: 11 Locker#: Locker Lev Unit: 1x3, 1x4 Locker Unit#: Level: 6	Rms: 5 Bedrooms: 2 Washrooms: 2																																																
Zoning: Prop Mgmt: Crossbridge -James Mullan - 416-921-2704 Dir/Cross St: Dale Ave & Glen Road																																																			
MLS#: C6016281 Possession Remarks: 60/Tba Status Cert: Y Bldg Name: Kensington Apartments PIN#:																																																			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Floor Plans Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,743.70 A/C: None Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: Y CAC Incl: N Bldg Ins Incl: Y Prkg Incl: N Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: N Lndy Lev: Exterior: Brick Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Other Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Outdoor Pool, Sauna, Visitor Parking Prop Feat: Park, Place Of Worship, Public Transit, Ravine, Rec Centre, School																																																	
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Flat</td> <td>8.95</td> <td>x 4.23</td> <td>Parquet Floor Closet</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Flat</td> <td>22.50</td> <td>x 13.74</td> <td>Parquet Floor Open Concept W/O To Balcony</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Flat</td> <td>10.00</td> <td>x 9.09</td> <td>Parquet Floor Combined W/Living Window</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Flat</td> <td>11.15</td> <td>x 6.82</td> <td>Stainless Steel Appl Stone Counter Eat-In Kitchen</td> </tr> <tr> <td>5</td> <td>Prim Bdrm</td> <td>Flat</td> <td>16.40</td> <td>x 11.48</td> <td>Broadloom 3 Pc Ensuite Window</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>Flat</td> <td>13.15</td> <td>x 10.66</td> <td>Parquet Floor Closet Window</td> </tr> <tr> <td>7</td> <td>Other</td> <td>Flat</td> <td>5.74</td> <td>x 21.98</td> <td>Balcony</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Foyer	Flat	8.95	x 4.23	Parquet Floor Closet	2	Living	Flat	22.50	x 13.74	Parquet Floor Open Concept W/O To Balcony	3	Dining	Flat	10.00	x 9.09	Parquet Floor Combined W/Living Window	4	Kitchen	Flat	11.15	x 6.82	Stainless Steel Appl Stone Counter Eat-In Kitchen	5	Prim Bdrm	Flat	16.40	x 11.48	Broadloom 3 Pc Ensuite Window	6	2nd Br	Flat	13.15	x 10.66	Parquet Floor Closet Window	7	Other	Flat	5.74	x 21.98	Balcony	Client Remks: Rarely Offered And Highly Coveted At The Kensington Apartments In Rosedale! A Prime Position In The Building, This Spacious 2 Bed, 2 Bath Suite Overlooks The Courtyard Of The Meticulously Landscaped 5 Acre Property. Stylish And Modern Kitchen And Bathroom Renovations Provide An Upscale Feel To This Beautifully Appointed Home. The 2nd Bedroom Provides Flexibility To Be Used As A Family Room/Home Office. Resort Style Amenities Make Living At 21 Dale A Luxury. Extras:		
#	Room	Level	Length (ft)	Width (ft)	Description																																														
1	Foyer	Flat	8.95	x 4.23	Parquet Floor Closet																																														
2	Living	Flat	22.50	x 13.74	Parquet Floor Open Concept W/O To Balcony																																														
3	Dining	Flat	10.00	x 9.09	Parquet Floor Combined W/Living Window																																														
4	Kitchen	Flat	11.15	x 6.82	Stainless Steel Appl Stone Counter Eat-In Kitchen																																														
5	Prim Bdrm	Flat	16.40	x 11.48	Broadloom 3 Pc Ensuite Window																																														
6	2nd Br	Flat	13.15	x 10.66	Parquet Floor Closet Window																																														
7	Other	Flat	5.74	x 21.98	Balcony																																														
Listing Contracted With: RE/MAX HALLMARK REALTY LTD., BROKERAGE 416-465-7850																																																			