



290 Adelaide St W 4104 **List: \$2,199,000 For: Sale**
Toronto Ontario M5V1P6
 Toronto C01 Waterfront Communities C1 Toronto 120-18-S
Taxes: \$6,086.99 / 2021 **Last Status: New**
SPIS: N **DOM: 0**

Condo Apt	Apartment	Rms: 7
Level: 41	#Shares%: 100	Bedrooms: 2
Unit#: 04	Locker#:	Washrooms: 3
Corp#: TSCP / 2584	Locker Level:	1x4xMain, 1x3xMain, 1x2xMain
Zoning:	Locker Unit#:	

Dir/Cross St: Adelaide & John
Prop Mgmt: Royal Concierge And Security

MLS#: C5791703 **Contact After Exp: N**
Sellers: William Gott & Gregory Weland
Holdover: 90 **Occup: Owner**
Status Cert: N
Bldg Name: The Bond Condo **PIN#: 765840501** **ARN#: 190406248003191**
Possession Remarks: Flexible

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Builders Plan (1174 + 655 Sf Terrace) Exposure: E Assessment: Spec Desig: Other Phys Hdp-Eqp: Prop Features: Hospital, Library, Park, Public Transit	Pets Perm: Restrict Locker: None Maint: \$925.03 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Alum Siding Other Gar/Gar Spcs: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Pk Spcs: 1.0 Pk Spot#: 25A Park \$/Mo: Prk Lev/Unit: P2 Bldg Amen: Bbqs Allowed, Concierge, Gym, Outdoor Pool, Rooftop Deck/Garden, Sauna
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.87	x 5.09	W/O To Terrace Window East View
2	Dining	Main	5.24	x 4.91	Combined W/Kitchen W/O To Terrace Open Concept
3	Kitchen	Main	5.24	x 4.91	Stone Counter B/I Appliances Breakfast Bar
4	Prim Bdrm	Main	4.45	x 4.85	Double Closet Ensuite Bath W/O To Terrace
5	2nd Br	Main	4.23	x 2.77	Ensuite Bath W/I Closet W/O To Terrace
6	Laundry	Main	1.83	x 2.10	B/I Closet Sliding Doors Tile Floor

Client Remks: Luxuriously Designed, This Expansive 1200Sf 2/Bed/3Bath Sub-Penthouse Will Impress The Most Discerning Buyer. A Sun-Filled Unit With 10' Ceilings And 3 Walk Outs To Massive 655Sf Private Terrace. Breathtaking Clear East Views Of Toronto's Cityscape And Stunning Night Skyline, This Is Truly An Entertainer's Dream With A New Modern Kitchen And Floor-To Ceiling Windows. Large Bedrooms Both W/Ensuites And Large Closet Space. Heart Of The Entertainment District.

Extras: S/S Fridge. S/S Dishwasher, S/S Microwave, S/S Oven, Stove Top, Stablacke Wshr/Dryr, Bbq Gas Line On Terrace, 1 Parking Unit. State Of The Art Amenities. Chandelier Over Primary Bedroom Is Not Included

Brkage Remks: Easy To Show And Shows Beautifully. Please Book Appts Online And Email Inquiries Or Offers To Apersaud@Homesbyandrew.Ca Please Attach 801 And Sch.B To All Offers. Minimum 5% Deposit - Thank You For Showing!

PSR, BROKERAGE **Ph: 416-360-0688 Fax: 416-360-0687**
 625 King Street West Toronto M5V1M5
 ANDREW QUINN PERSAUD, Salesperson 416-220-7045

Contract Date: 10/12/2022	Condition:	Ad: Y
Expiry Date: 12/31/2022	Cond Expiry:	Escape:
Last Update: 10/12/2022	CB Comm: 2.5% + Hst	Original: \$2,199,000