


# 2 Frances Loring Lane

RIVERSIDE

	<b>2 Frances Loring Lane</b>		<b>List: \$899,000 For: Sale</b>
	<b>Toronto Ontario M4M3E8</b> Toronto E01 South Riverdale Toronto 120-22-S <b>SPIS: N</b> <b>Taxes: \$3,144.00 / 2021</b> <b>DOM: 0</b>		
Condo Townhouse                      3-Storey <b>Rms: 6</b> <b>Corp#: TSCP / 2065</b> <b>#Shares%:</b> <b>Bedrooms: 3</b> <b>Unit#: 36</b> <b>Locker#:</b> <b>Washrooms: 2</b> <b>Locker Lev Unit: A</b> 1x4x2nd, 1x2xMain <b>Locker Unit#: 207</b> <b>Level: 2</b>		<b>Zoning:</b> <b>Prop Mgmt: Meritus Group Management Inc, 905-275-9575</b> <b>Dir/Cross St: Queen St E And Broadview Ave</b>	

<b>MLS#: E5565645</b>		<b>Possession Remarks: 30/60/Tbd</b>		<b>Pin#:</b>	
<b>Status Cert: Y</b>		<b>Bldg Name: Rivertowne</b>			
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$283.57	<b>Lndy Lev:</b>	Upper
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>		<b>Gar/Gar Spcs:</b>	Undergrnd / 1.0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	1153 Interior As Per Mpac	<b>Taxes Incl:</b>	N <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b>	1
<b>Exposure:</b>	Sw	<b>Heat Incl:</b>	N <b>Hydro Incl:</b> N	<b>Tot Prk Spcs:</b>	1.0
<b>Assessment:</b>		<b>Cable TV Incl:</b>	N <b>CAC Incl:</b> N	<b>Pk Spot#:</b>	162
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Phys Hdp-Eqp:</b>		<b>Com Elem Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Lev A/Unit 162
		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Visitor
		<b>Energy Cert:</b>		<b>Parking:</b>	
		<b>GreenPIS:</b>		<b>Prop Feat:</b>	Clear View, Library, Park, Public Transit, Rec Centre

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.66	x 9.58	Open Concept	West View	Window
2	Dining	Main	8.66	x 7.51	Combined W/Living	Sw View	Window
3	Kitchen	Main	15.32	x 7.84	Stainless Steel Appl	Stone Counter	Eat-In Kitchen
4	Prim Bdrm	2nd	9.15	x 14.66	Laminate	B/I Closet	West View
5	2nd Br	2nd	8.07	x 10.50	Window	Closet	Laminate
6	3rd Br	3rd	12.92	x 9.91	W/O To Sundeck	B/I Closet	Laminate
7	Other	3rd	8.40	x 17.25	West View		

**Client Remks:** Welcome Home To Fantastic Frances Loring Lane! A Bright & Spacious 1153 Square Foot End Unit With 3 Awesome Levels Of Living And 2 Separate Outdoor Spaces. Open Concept Main Floor With Ample Natural Light And A Modern Kitchen. Second Level Features 2 Functional Bedrooms. 3rd Bedroom/Flex Space On The Top Level That Walks Out To An Epic Roof Top Terrace With Skyline Views And Plenty Of Sunshine. Right In The Heart Of Trendy Riverside! Easy Access To Ttc/Dvp/Downtown.

**Extras:** Incl: Fridge, Stove, Built-In Dishwasher, Microwave Hood Vent, Furnace, A/C, Washer And Dryer, All Elfs. "Other" Is Private Rooftop Terrace With Gas Bbq Hookup.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD., BROKERAGE 416-465-7850