



proudly presents;
PH1 - 151 La Rose
Offered at \$450,000.



**ROOF TOP TERRACE INCLUDES S/EAST
UNOBSTRUCTED VIEW OF CITY SKYLINE**

- **1900 SQ FT PENTHOUSE APT.**
- **380 SQ FT ROOF TOP TERRACE**
- **2 Bedrooms**
- **3 Bathrooms**
- **Large den (could be 3rd br)**

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ning application,
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Apartment
 Level: 12
 Unit#: 02
 Zoning:
 Dir/Cross St: Royal York & Eglinton
 Prop Mgmt: Syrena Apts. 416-516-3356, 416-462-3999

Locker#: 68
 Corp#:

Bedrooms: 2 + 1
 Washrooms: 3
 1x5xMain, 1x4xMain, 1x2xMain

MLS#: W3334772 Sellers: Sophie Chychota Contact After Exp: N
 Open House: 10/10/2015 From: 1:00 To: 2:00
 Holdover: 120 Possession: 60 Days/Tba Occup: Vacant Status Cert: N
 Bldg Name: Syrena Apartments Limited PIN#: ARN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$752.15	Lndy Lev:	Upper
Fireplace/Stv:	N	A/C:	None	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Pk Spc:	Undergrnd / 1.0
Apx Age:	31-50	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:	Y	Retirement:	
Sqft Source:	1900 Sf+ 380 Sf Terrace	Taxes Incl:	Y	Water Incl:	Y
Exposure:	Se	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:	Y	CAC Incl:	N
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdp-Eqp:		Com Elem Incl:	Y	Energy Cert:	
Prop Features:	Level, Place Of Worship, Public Transit	Cert Level:		Bldg Amen:	Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
GreenPIS:					

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Flat			Double Doors Hardwood Floor Double Closet
2	Living	Flat	7.65	x 4.55	Open Concept Combined W/Dining Picture Window
3	Dining	Flat	5.35	x 3.45	Open Concept Combined W/Living W/O To Roof
4	Kitchen	Flat	3.90	x 3.50	Centre Island Updated B/I Desk
5	Master	Flat	5.35	x 3.85	3 Pc Ensuite W/I Closet W/O To Balcony
6	2nd Br	Flat	4.90	x 3.80	Hardwood Floor Double Closet East View
7	Family	Flat	3.85	x 3.80	French Doors Hardwood Floor East View
8	Other	Flat	6.00	x 6.00	Se View
9	Utility	Flat			

Client Remks: 2280 Sq Ft Penthouse (1 Of Only 2 In Bldg). Million Dollar Unobstructed Panoramic South-East Views Of City Downtown Skyline! Includes Private 380 Sq Ft Roof Top Terrace - Awesome!!! This Ph Apt Includes Secure Elevator (Requires Key). Quiet Adult Oriented Co-Op Building In Desirable Location, Across From La Rose Plaza And Next To St. Demetrius Church.

Extras: Existing Fridge, Stove-Top, Wall Oven, New Bosch Dishwasher, Light Fixtures, Jetted Tub, Window Coverings, Upright Freezer, 2 Window Air Conditioner Units. (Exclude Portable Storage Locker On Terrace)

Brkage Remks: Attach Schedule "B" & Copy Of Deposit Cheque (C/C Or B/D) To All Offers. Offers Welcom 6Pm Oct. 15th. Acceptance Subject 10 Bus Days For Buyer Approval By Board (Syrena Apts Ltd.). Please Register Offer With Form 801 To L/B. Submit Offer To L/A Via Email To Randy@Randyetman.Com





SUN DRENCHED LIVING ROOM INCLUDES PARQUET HARDWOOD FLOORING.



UPDATED KITCHEN INCLUDES ISLAND, BUILT-IN DESK AND NEW BOSCH DISHWASHER.



380 SQ FT ROOF TOP TERRACE WITH UNOBSTRUCTED SOUTH-EAST VIEW OF LAKE and CITY SKYLINE.



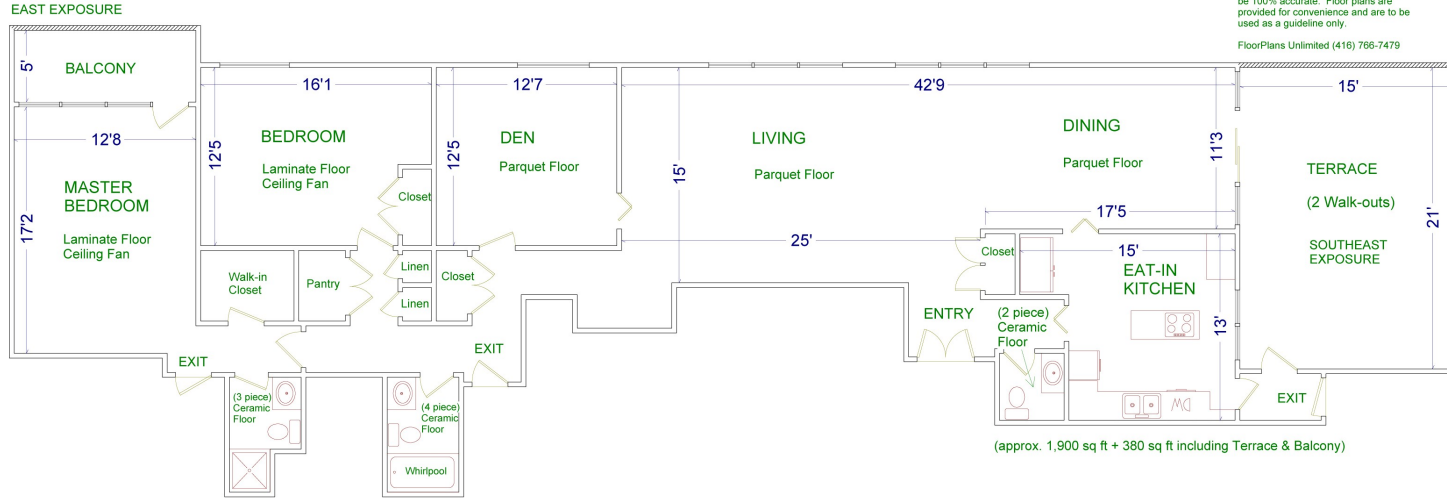
42.9 FOOT LONG LIVING-DINING ROOM COMBINATION—this space is HUGE!!!!



TWO LARGE BEDROOMS PLUS SEPARATE FAMILY ROOM (DEN). MASTER BR INCLUDES



INCLUDES THREE BATHROOMS. Main bathroom includes jettied tub. Ensuite includes



RANDY YETMAN

, FRI, MVA, Broker & Appraiser, since 1975
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Thinking of moving? - Call Randy today, and start packing!

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