

## 22 Southport Street #424

Area	780 sq ft	Heating	Forced Air Gas
Bedrooms	1+1	Cooling	Central Air
Bathrooms	1 Full	Maintenance	\$647.76
Possession	60 Days	Includes	Water, Heat, Hydro, A/C, TV
Year Built	1988	Taxes	\$1,583.22 (2020)
Exposure	South West	Reserve Fund	\$474,556.10 (2020)
Locker	1 - Level B, Unit 143	Parking	1 - Level C, Unit 8

### Welcome to 22 Southport Street #424

Spacious 1+1 bedroom, one bathroom unit with ~780 sq ft of living space at Tridel-built South Kingsway Village! Lovely combined living and dining rooms with adjacent den/bedroom with glass sliding doors. Kitchen with double sink and large opening overlooking the living space. Oversized master bedroom with 4-piece ensuite and large floor to ceiling double closets. In-suite laundry. Maintenance fees include all utilities, common elements upkeep, building insurance, plus cable TV! 1 owned parking spot and locker. Beautiful grounds and wonderful amenities: pool, hot tub, gym, billiards room, TV room, squash court, library, BBQs, party room, gardens and 24 hour gatehouse security. Short bus to Bloor West Village and Runnymede subway. Sought-after schools: Swansea PS and Humberstone Cl. Steps to the Lake, High Park and Humber River trails, and easy access to the Gardiner / QEW. A hidden condo community gem in one of Toronto's best neighbourhoods!

- Foyer with double coat closet
- Kitchen with tile floor, tile backsplash, under cabinet lighting, double sink and appliances: Samsung electric stove, Frigidaire fridge, GE dishwasher, Danby microwave
- Living room / dining room with laminate floor and centre light fixture
- Master bedroom with laminate floor, large floor-to-ceiling window, double closet with sliding doors and four piece semi-ensuite with tile floor, deep soaker tub, Toto toilet, medicine cabinet, large mirror and shower stall
- Den with laminate floor and large floor-to-ceiling window
- Laundry closet with GE washer & dryer, tile floor and centre light fixture
- Honeywell thermostat
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**INCLUSIONS:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Electrical Light Fixtures, Window Coverings, Alarm System

**EXCLUSIONS:** None

**MAINTENANCE FEE \$647.76/MONTH INCLUDES**

- Water
- Hydro
- Heat
- Central air conditioning
- Common elements

- Building insurance
- Parking
- Locker
- Cable TV

#### BUILDING AMENITIES

- Visitor Parking
- Concierge/Security
- Guest Suites
- Gym
- Squash Court
- Indoor Pool
- Hot Tub
- Party Room
- Media/Theatre Room
- Common Garden
- Outdoor BBQ Area

Property Management Company: Crossbridge Condominium Services - 416-763-6955

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)