

	185 Legion Rd N 605		List: \$3,400 For: Lease
	Toronto M8Y 0A1		
Toronto W06 Mimico Toronto			
SPIS: N		Last Status: New	DOM: 0
Condo Apt		Locker#:	Rms: 5
Apartment		Locker Lev Unit:	Bedrooms: 2
Unit#: 5		Locker Unit#:	Washrooms: 2
Corp#: TSCC / 1783		Level: 6	2x4xMain
Portion for Lease: Entire Property			
Portion Lease Comments:			
Dir/Cross St: Parklawn / Lakeshore			
Prop Mgmt: Brookfield Residential Services Ltd			

MLS#: W5935368 Contract Date: 5/03/2023 PIN#: 127830382
 Possession Date: 5/15/2023

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Exterior: Concrete
Basement: None	Maintenance:	Gar/Gar Spcs: Underground / 1.0
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd
Heat: Forced Air / Gas	Central Vac:	Park Type: Owned
Apx Age:	UFFI:	Park/Drv Spcs: 1 Tot Prk Spcs: 1.0
Apx Sqft: 900-999	Elev/Lift: Y Retirement: N	Pk Spot1: 116
Sqft Source: Landlord	All Incl: Water Incl: Y	Park \$/Mo:
Exposure: Ne	Heat Incl: Y Hydro Incl: Y	Prk Lvl/Unit: P2
Phys Hdp-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen: Concierge, Gym, Outdoor
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Pool, Party/Meeting Room, Rooftop Deck/Garden,
Lndry Acc: Ensuite	ComElem Inc: Y Energy Cert:	Visitor Parking
Lndry Lev:	Cert Level: GreenPIS:	Prop Feat: Lake/Pond, Public Transit
	Pvt Ent: N Furnished: N	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main			
2	Dining	Main			
3	Kitchen	Main			
4	Prim Bdrm	Main			
5	2nd Br	Main			

Client Remks: Rarely Offered Corner Unit W/ Floor To Ceiling Windows In Sought After "Tides At Mystic Pointe". Unobstructed Panoramic View Of The City - Bright 2 Bdrms 2 Full Baths Featuring A Modern Chef's Kitchen W Two-Tone Cabinetry & Industrial-Esque Brkfst Bar, Granite Countertop, S/S Appl, Large Balcony Overlooking Ravine And Creek, Grand Primary Bdrm W W/I Closet W/Custom Organizers, Spa Like Bath W/Diamond Tub. All Utilities Included! Do Not Miss Out!

Extras: Includes Fridge, Stove, Dishwasher, Stacked Washer Dryer, All Elf. Tons Of Amenities Including Pool, Hot Tub, Sauna, Fitness Centre W/ Yoga Studio, Outdoor Running Track, Squash, Full Time Concierge, Billiard, Bbqs, Dog Zone And More!

Listing Contracted With: RE/MAX REALTRON REALTY INC., BROKERAGE 905-898-1211