



736 Spadina Ave 810 **List: \$998,000 For: Sale**
 Toronto Ontario M5J 2J6
 Toronto C01 University Toronto
SPIS: No **Taxes:** \$604,778/2025 **DOM:** 4
 Condo Apt Apartment **Rms:** 5
Corp#: TSCC / 1950 **#Shares%:** **Bedrooms:** 2
Unit#: 10 **Locker#:** 57D **Washrooms:** 2
Locker Lev Unit: 1x4xMain, 1x3xMain
 P4
Locker Unit#: 57
Level: 8
Zoning:
Prop Mgmt: TSE Management Service Inc.
Dir/Cross St: Spadina/Bloor
Directions: South Of Bloor, West Side Of Spadina

MLS#: C13216330 **Possession Remarks:** Immediate
Status Cert: Y **Bldg Name:** Mosaic **PIN#:** 129500183

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$943.94	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI: No	Drive: Underground
Apx Sqft: 1000-1199	Elev/Lift: Yes Retirement: N	Park Type: Owned
Sqft Source: Floor Plans	HST Applicable to: Included In	Park/Drv Spcs: 1
Exposure: Se	Sale Price:	Tot Prk Spcs: 1
Assessment:	Taxes Incl: Water Incl: Y	Park \$/Mo: P2 #44
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit:
Survey Type: None	Cable TV Incl: CAC Incl:	Bldg Amen:
Phys Hdp-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	Com Elem Incl: Y	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
	Cert Level:	Interior Feat: Carpet Free
	Energy Cert:	
	GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.78	x 7.12	Tile Floor Closet
2	Living	Main	20.18	x 13.16	Open Concept Window Flr to Ceil W/O To Terrace
3	Dining	Main	9.38	x 9.38	Open Concept Window Flr to Ceil South View
4	Kitchen	Main	10.2	x 8.73	Open Concept Quartz Counter Stainless Steel Appl
5	Prim Bdrm	Main	14.5	x 12.07	4 Pc Ensuite W/I Closet East View
6	2nd Br	Main	12.99	x 10.47	Semi Ensuite W/I Closet South View

Client Remks:
 This Is The One You've Been Waiting For. Sophisticated Living In One Of Toronto's Most Desirable Neighbourhoods. In A Market Filled With Predictable Layouts, This Premium Residence Stands Apart. An Exceptional Suite Offering The Very Best Of Condominium Living In A Boutique Mid-Rise At The Doorstep Of The Annex And Fashionable Yorkville. Recently Reimagined From The Studs Out! Every Detail Has Been Thoughtfully Considered; New Flooring, Custom Millwork, Designer Lighting, Bespoke Built-Ins, And A Completely Redesigned Kitchen Create A Living Environment That Feels Both Contemporary And Timeless. Bathed In Natural Light, This Unit Features A Highly Sought-After Split-Bedroom Floor Plan With Privacy And Comfort For Homeowners And Guests Alike. Each Bedroom Enjoys Its Own Ensuite Bathroom; A Layout Rarely Found In Today's Condominium Market. What Truly Sets This Residence Apart Is Its Extraordinary Outdoor Space. A Spectacular L-Shaped Terrace Spanning Over 1,600 Square Feet Creates An Urban Retreat Unlike Anything Else In The Neighbourhood. Whether Hosting Friends, Dining Al Fresco, Gardening Or Simply Enjoying A Morning Coffee, Unobstructed Views Of Toronto's Skyline And Endless Western Vistas Provide A Remarkable Backdrop In Every Season. Steps From The Subway, Moments From U Of T, Miles Nadal JCC, Royal Conservatory Of Music, The ROM And Minutes From The Luxury Shopping, Restaurants, And Cafes Of Bloor Street And Yorkville. Building Amenities Incl: 24-Hour Concierge, Two Guest Suites, A Rooftop Terrace With 360 Degree City Views & BBQs, A Gym, Party Room & Billiards. With Parking, Locker, Ensuite Laundry, And A Renovation That Leaves Nothing To Do But Move In And Enjoy, This Is A Rare Opportunity For Those Seeking A Seamless Transition From Homeownership Without Sacrificing Space, Privacy, Or Lifestyle. An Exceptional Alternative To A House, Offering The Comfort Of A Home With The Convenience Of Luxury Condominium Living.

Inclusions:
 All Electric Light Fixtures, Existing Stainless Fridge, Existing Stainless Steel Slide-In Stove, Existing Stainless Steel Above Range Microwave, Existing Stainless Steel Built-In Dishwasher, Stacked Washer & Dryer, Custom Built-In Shelving Systems In Both Bedrooms

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888