


|  |   |                  |                                  |
|--|---|------------------|----------------------------------|
|  | <b>25 Candle Lite Way</b>               |                  | <b>List: \$799,999 For: Sale</b> |
|  | <b>Toronto Ontario M2R 3J5</b>          |                  |                                  |
|  | Toronto C07 Westminster-Branson Toronto |                  |                                  |
|  | Taxes: \$3,774.19 / 2023                | Last Status: New |                                  |
| SPIS: N  | DOM: 1                                  |                  |                                  |
| Condo Townhouse  | 2-Storey                                | Rms: 6 + 1       |                                  |
| Level: 1   | #Shares%:                               | Bedrooms: 3      |                                  |
| Unit#: 21  | Locker#:                                | Washrooms: 2     |                                  |
| Corp#: YCC / 218   | Locker Level:                           | 1x4, 1x4         |                                  |
| Zoning:  | Locker Unit#:                           |                  |                                  |
| Dir/Cross St: Bathurst & Antibes   |   |                  |                                  |
| Prop Mgmt: Malvern Property Management   |   |                  |                                  |

MLS#: C7258218 Sellers: Glenn M. Arceno & Juvinalita Arceno Contact After Exp: N  
 Open House: 11/04/2023 From: 2:00 To: 4:00 Opn Hse Note: Nov 4&5 - 2pm-4pm  
 Holdover: 90 Possession Remarks: TBA Occup: Owner  
 Status Cert: N  
 Bldg Name: PIN#: ARN#:

|  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| <b>Kitchens:</b> 1                                 | <b>Pets Perm:</b> Restrict           | <b>Balcony:</b> None                |
| <b>Fam Rm:</b> Y                                   | <b>Locker:</b> None                  | <b>Ens Lndry:</b> Y                 |
| <b>Basement:</b> Finished                          | <b>Maint:</b> \$561.34               | <b>Lndy Lev:</b>                    |
| <b>Fireplace/Stv:</b> Y                            | <b>A/C:</b> Wall Unit                | <b>Exterior:</b> Brick              |
| <b>Heat:</b> Baseboard / Electric                  | <b>Central Vac:</b>                  | Metal/Side                          |
| <b>Apx Age:</b>                                    | <b>UFFI:</b>                         | <b>Gar/Gar Spcs:</b> Attached / 1.0 |
| <b>Apx Sqft:</b> 1400-1599                         | <b>Elev/Lift:</b>                    | <b>Park/Drive:</b> Private          |
| <b>Sqft Source:</b> Mls                            | <b>Taxes Incl:</b>                   | <b>Park Type:</b> Owned             |
| <b>Exposure:</b> Nw                                | <b>Heat Incl:</b>                    | <b>Park/Drv Spcs:</b> 1             |
| <b>Assessment:</b>                                 | <b>Cable TV Incl:</b>                | <b>Tot Pk Spcs:</b> 2.0             |
| <b>Spec Desig:</b> Unknown                         | <b>Bldg Ins Incl:</b> Y Prkg Incl: Y | <b>Park \$/Mo:</b>                  |
| <b>Phys Hdp-Eqp:</b>                               | <b>Com Elem Incl:</b> Y              | <b>Prk Lev/Unit:</b>                |
| <b>Prop Features:</b> Park, Public Transit, School | <b>Cert Level:</b>                   | <b>Bldg Amen:</b> Visitor Parking   |
|  | <b>Energy Cert:</b>                  |                                     |
|  | <b>GreenPIS:</b>                     |                                     |

| # | Room      | Level  | Length (ft) | Width (ft) | Description                   |
|---|-----------|--------|-------------|------------|-------------------------------|
| 1 | Living    | Ground | 13.45       | x 19.35    | Hardwood Floor Open Concept   |
| 2 | Dining    | Ground | 13.78       | x 10.36    | Hardwood Floor Walk-Out       |
| 3 | Kitchen   | Ground | 13.19       | x 8.95     | Ceramic Floor Granite Counter |
| 4 | Prim Bdrm | 2nd    | 17.97       | x 10.73    | Hardwood Floor Closet         |
| 5 | 2nd Br    | 2nd    | 10.10       | x 12.96    | Hardwood Floor Closet         |
| 6 | 3rd Br    | 2nd    | 10.82       | x 9.58     | Hardwood Floor Closet         |
| 7 | Rec       | Bsmt   | 32.34       | x          | Broadloom 4 Pc Bath           |
| 8 | Living    | Bsmt   | 13.22       | x 9.97     | Broadloom                     |

**Client Remks:** This beautiful townhouse is located in the highly sought-after Bathurst/Antibes neighbourhood, main intersection of Finch and Bathurst. It offers the perfect blend of comfort, convenience, and style. With 3 spacious Bedrooms and 2 full Bathroom equipped with 2 showers this townhouse is perfect for families, couples, or individuals looking for a well maintained property within closed proximity to downtown with huge upside rental potential for investors. As you enter the townhouse, you are greeted by a bright and open concept living area, featuring large windows that allow natural light to fill the space. The living room provides ample space for relaxation and entertaining, while the dining area is perfectly situated for hosting dinner parties or enjoying family meals. The kitchen is sleek, featuring granite countertop, ample cabinet space, and a convenient park facing view of the yard with a convenient walkout to the backyard for entertaining your guest. Come and see for yourself!

**Extras:** Fridge, Stove and Washer/Dryer  
**Inclusions:**  
**Exclusions:**  
**Rental Items:**  
**Brkage Remks:** L/B for easy showings. Offers to be reviewed on Nov 6th, @ 8pm. Register by 5pm. Please email sch B and 801 to alex.macale@century21.ca Seller Reserved The Right To Accept Pre-Emptive Offer \*\*Motivated Seller\*\*

CENTURY 21 LEADING EDGE REALTY INC. Ph: 416-298-6000 Fax: 416-298-6910  
 1825 Markham Rd. Ste. 301 Toronto M1B4Z9  
 ALEX MACALE, Salesperson 416-803-5021 **fb: @AlexMacaleRealtor**  
 SANDRA QUIRAB-MACAILE, Salesperson 647-830-3335 **e-mail: alex.macale@century21.ca**  
**Contract Date:** 10/30/2023 **Condition:** Ad: N  
**Expiry Date:** 12/31/2023 **Cond Expiry:** **Escape:**  
**Last Update:** 10/30/2023 **CB Comm:** 2.5% **Original:** \$799,999