



56 Annie Craig Dr 3309 **List: \$628,000 For: Sale**
Toronto Ontario M8V 0C8
Toronto W06 Mimico Toronto
SPIS: N **Taxes:** \$2,926/2024 **DOM:** 1

Condo Apt Apartment **Rms:** 4 + 1
Corp#: TSCC / 2590 **#Shares%:** **Bedrooms:** 1 + 1
Unit#: 9 **Locker#:** **Washrooms:** 1
Locker Lev Unit: 1x4xMain
Locker Unit#:
Level: 33

Zoning:
Prop Mgmt: Crossbridge Condominium Services
Dir/Cross St: Parklawn/Lakeshore
Directions: Parklawn/Lakeshore

MLS#: W12339460 **Possession Remarks:** Vacant
Status Cert: N **Bldg Name:**

PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Approx Exposure: Se Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$581.42 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Carpet Free
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.24	x 16.99	W/O To Balcony	Overlook Water	Combined W/Dining
2	Dining	Main	10.24	x 16.99	W/O To Balcony	Open Concept	Combined W/Living
3	Kitchen	Main	7.74	x 8.43	Open Concept	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	Main	10.01	x 10.24	Overlook Water	W/O To Balcony	Laminate
5	Den	Main	6.27	x 6.27	Open Concept	Laminate	

Client Remks:

Stunning Lakeview Luxury | 1 Bedroom + Spacious Den Welcome to this beautifully upgraded 1-bedroom + large den condo, perfect for a home office, in the heart of Mimico's vibrant waterfront community. Featuring 9 ft ceilings and a bright, open-concept layout with floor-to-ceiling windows, this unit is flooded with natural light and offers breathtaking views of the lake and CN Tower. Enjoy an oversized balcony, modern finishes, and a highly functional floor plan. Just steps to the TTC, with express bus service to downtown, and minutes from Highways 401 & 427 for easy commuting. Explore nearby bike and hiking trails, shopping centers, and grocery stores all just outside your door. Includes 1 parking spot and locker.

Inclusions: Fridge, Stove, Washer & Dryer, Dishwasher

Listing Contracted With: THE AGENCY 416-847-5288