

COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

JK-5 Rippleton Public School 416-395-2810
21 Rippleton Road

6-8 Don Mills Middle School 416-395-2320
17 The Donway East

9-12 Don Mills Collegiate Institute 416-395-3190
15 The Donway East

French Immersion Programs

SK-6 Dunlace Public School 416-395-2370
20 Dunlace Drive

7-9 Don Valley Junior High School 416-395-3010
3100 Don Mills Road

9-12 Leaside High School 416-396-2380
200 Hanna Road

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

JK-8 St. Bonaventure Catholic School 416-393-5263
1340 Leslie Street

9-12 Marshall McLuhan 416-393-5561
1107 Avenue Road

9-12 Senator O' Connor 416-393-5505
60 Rowena Drive



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ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca*, Sarah O'Neill*, Katie Mills*, Sue Mills*, Alex Mills**,
Victoria Mills Delsnyder, Diane Fujita*, Laura Lee* | * SALES REPRESENTATIVE ** BROKER



THE MILLS TEAM

is proud to present

1105 LESLIE STREET
SUITE 1003



1105Leslie1003.com

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ADDITIONAL INFO

- Property Taxes:** \$3,244.25 (Annual in 2018)
- Possession:** TBA
- Parking:** Two owned parking spaces:
Level A Unit 88 (P1-355)
Level A Unit 89 (P1-356)
- Locker:** One owned locker - Level A Unit 142 (L1-345)
- Maintenance Fee:** \$1,012.04 (monthly 2018)
- Includes:** Water, heat, central air conditioning, common elements, building insurance and parking
- Hydro Costs:** Approximately \$65 (monthly in 2018)
- Heating:** Heating and central air conditioning fan coil (maintained and serviced by the condo corporation)
- Square Footage:** Approximately 1,252 sq ft and 162 sq ft balcony (as per builder's floor plans)
- Amenities:** 24 hour concierge, in suite security system, exercise room, sauna, party/meeting room, theatre room, guest suite, car wash bay, visitor parking
- Pet restrictions:** 2 pet maximum (only one dog - 30 lbs or less)
- Exposure:** Open balcony with southwest exposure
- Property Manager:** Crossbridge Condominium Services
(416) 510-2306
- Inclusions:** Blomberg refrigerator, built-in stove and cooktop, dishwasher, VenMar hood exhaust, LG stacked washer and dryer, all built-in shelving, closet organizers, all electric light fixtures, all window coverings, custom Phantom blinds, television wall mount, garage remotes/fobs
- Exclusions:** Attached television in living room

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1105 LESLIE STREET

SUITE 1003

SIMPLY STUNNING! RENOVATED SOUTHWEST CORNER SUITE OVERLOOKING SUNNYBROOK PARK

- Move in and enjoy this spacious suite - approximately 1,252 square feet
- Neutral décor with designer flair & finishes
- Combined open concept living and dining rooms with hardwood flooring and sliding glass door walk-out to southwest facing balcony
- Gorgeous chef's eat in kitchen with island, overlooking living & dining room plus walk-out to balcony
- 2 bedrooms with ideal split bedroom layout
 - o Spacious master bedroom includes a walk-in closet and 5 piece spa-like ensuite bathroom
 - o Second bedroom or potential home office space
- Quality renovations and improvements including:
 - o New kitchen with quartz counters, island with seating, soft-close cabinetry, & all new appliances
 - o 2 renovated bathrooms
 - o Beautiful engineered hardwood flooring throughout
 - o Upgraded baseboards and crown moulding
 - o New light fixtures throughout
 - o All new hardware
 - o Custom closet organizers in both bedrooms
 - o Professionally painted
 - o Custom Phantom window blinds
 - o New full-sized washer & dryer
- Enjoy spectacular sunset views from the large (162 sq ft) balcony overlooking Sunnybrook Park, idyllic for enjoying a morning coffee or a glass of wine!
- Two owned parking spaces (P1-355 and P1-356)
- Owned locker for convenient additional storage (L1-345)
- Well managed building with hotel-like amenities
 - o Beautiful lobby, 24 hour concierge
 - o Party room
 - o Exercise room
 - o Guest suite
 - o Car wash bay
 - o Underground parking and large visitor parking area
- Just steps from your door are the Shops at Don Mills & Leaside, excellent restaurants and a 24 hour Metro
- Quick access to TTC, (soon to be Eglinton Crosstown stop @ Leslie), DVP and the downtown core
- Simply move in and enjoy this gorgeous suite!

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