

WELCOME TO 21 BURKEBROOK PLACE, SUITE 112

- The suite you've been waiting for in sought-after Daniels-built Kilgour Estates
- Exceptionally convenient ground floor suite - no elevator needed
- Ideal for downsizers and growing families alike
- Incredibly efficient floor plan with no wasted space and fabulous open concept layout - ideal for entertaining
- 9-and-10-foot ceilings with pot lights
- Updated kitchen with granite countertops and newer stainless-steel appliances
- Two generously-sized bedrooms with preferred split-wing layout
- Spacious master bedroom suite featuring a walk-in closet and 5-piece ensuite washroom, including a new VIGO shower panel system
- Great second bedroom with large closet is ideal for a home office or guest room (negotiable combination murphy bed/desk)
- Walk-out from living room to the open balcony with gas line for BBQ and lovely views of the ravine and landscaped gardens
- Hardwood flooring throughout and new motorized silhouette blinds in living room
- One underground parking space and locker included
- A luxurious, superbly managed and maintained quality building with resort-like amenities, fantastic 24-hour concierge staff and on-site property manager
- Enjoy everything this prestigious mid-town neighbourhood has to offer:
 - Jog, cycle and even cross-country ski through the ravine, parks and trails in your own backyard
 - Ten-minute walk to the future Eglinton LRT entrance
 - Stroll to Whole Foods and the trendy shops and restaurants along Bayview
 - Sunnybrook hospital around the corner
 - Sought-after public and private schools
 - Quick and easy 401 and DVP access
- An incredible place to call home!



Team@TheMillsTeam.ca | 416.443.0300



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

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ADDITIONAL INFO

- Property Taxes:** \$4,108.55 (Annual in 2018)
- Parking:** One owned parking space: Level B Unit 198 (#304)
- Possession:** Flexible
- Locker:** Level B Unit 278 (#121)
- Maintenance Fee:** \$700.29 per month
- Includes:** Water, gas, common elements, building insurance, parking and locker
- Heating:** Individually controlled heat pump HVAC (Heating, Ventilation, Air Conditioning)
- Utility Costs:** Hydro: Approximately \$75.00 / month in 2018/2019
- Amenities:** Indoor pool, whirlpool, steam rooms, gym, party room, theatre, billiards, library, board room, guest suite, visitor parking
- Security:** Full-time concierge - 24 hours / 7 days per week
In suite security system monitored by concierge
- Pet Restrictions:** Pet friendly building!
- Exposure:** Open balcony with east view
- Property Manager:** Crossbridge Condominium Services
647.349.4359
Ariela Haime
- Inclusions:** Frigidaire Gallery Series refrigerator/freezer, stainless steel Kitchen aid stove, stainless steel hood fan, stainless steel Frigidaire dishwasher, Breville microwave, Whirlpool energy saver stacked front loading washer and dryer, all built-in shelving and closet organizers, all window blinds, curtain rods, all electric light fixtures (except as below)
- Excluded:** Attached TV and wall mount in master bedroom, candelabra (non-electric) in dining room, attached wall shelf in second bedroom
- Negotiable:** Murphy bed, gas BBQ attached to gas line

E&OE