

THE MILLS TEAM

is proud to present

94 PLEASANT
BOULEVARD



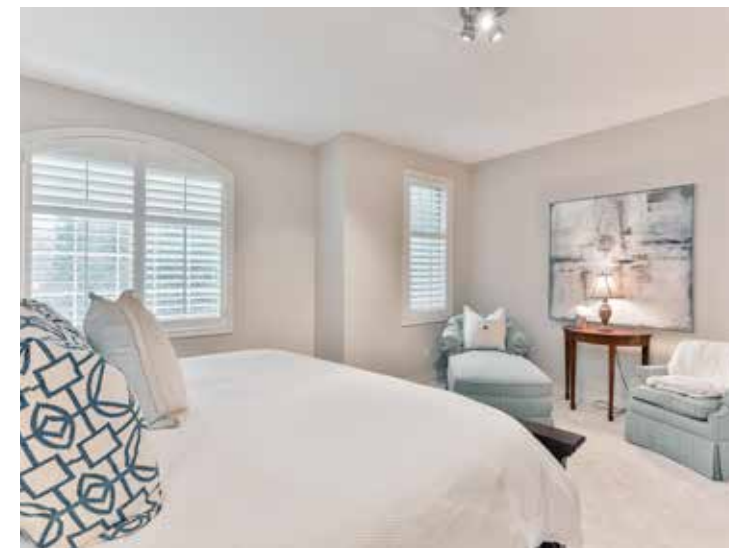
94Pleasant.com

TheMillsTeam.ca

Ideally located in the heart of mid-town, you will find this elegant and timeless 3-bedroom executive townhome offering over 2,700 square feet of luxurious living space. Entertain your guests in the stunning renovated kitchen and gracious living and dining rooms with three-sided gas fireplace. Enjoy summer barbecues on your garden terrace with mature trees for complete privacy. Retreat to your full second floor master suite featuring a 5-piece ensuite bathroom. Envious details throughout including 9 and 10 foot ceilings, main floor powder room, heated master ensuite floors, 2nd floor laundry, skylight, central vacuum, custom California shutters and hardwood floors. The cars will always be warm and snow free in the 2-car underground garage with direct access to the lower level recreation room. Take advantage of the full-time, helpful concierge and visitor parking via 38 Avoca. Walk to all of life's necessities in this unbeatable neighbourhood only moments to the subway, groceries, David Balfour Park, and shops & restaurants along Yonge Street. Truly a rare and special combination of the space and comfort of living in a house with the convenient, low-maintenance lifestyle of a condo.







ADDITIONAL INFO

- Property Taxes:** \$8,944.90 (Annual in 2019)
- Parking:** Two parking spaces:
#6 (across from the lower door entry)
One space at the lower door entry
- Locker:** Two self-contained storage lockers at the lower door entry
- Possession:** 60-90 days or to be arranged
- Heating/Cooling:** Fan coil with central air conditioner (owned and maintained by the suite owner)
- Maintenance Fee:** \$1,503.60 per month
- Includes:** Water, cable TV, common elements, building insurance and parking, landscaping, lawn care and snow removal
- Amenities:** 24/7 concierge and party room at 38 Avoca, visitor parking and bike storage
- Square Footage:** Approximately 2,715 sq ft (as per floor plans)
- Pet Restrictions:** Pet friendly complex
- Exposure:** North and South exposure
- Property Manager:** Crossbridge Property Management (416) 513-0482
- Inclusions:** Stainless steel refrigerator/freezer, stainless steel gas stove, hood exhaust, dishwasher, wine fridge, built-in microwave, washer and dryer, all attached shelving and cabinetry, California shutters, all electric light fixtures (except excluded below), central vacuum and all related equipment, gas line for BBQ, security system and all related equipment (monitoring extra), hot water heater (owned), safe
- Exclusions:** Dining room chandelier

A Home Inspection Report dated January 21, 2020 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE

COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

- | | | |
|--------|---|--------------|
| JK - 8 | Deer Park Junior and Senior Public School | 416-393-1550 |
| | 23 Ferndale Avenue | |
| 9-12 | Jarvis Collegiate Institute | 416-393-0140 |
| | 495 Jarvis Street | |
| 9-12 | Northern Secondary School | 416-393-0270 |
| | 851 Mt. Pleasant Road | |

French Immersion Programs

- | | | |
|--------|-------------------------------------|--------------|
| JK - 6 | Davisville Junior Public School | 416-393-0570 |
| | 529 Vaughan Road | |
| 7-8 | Northlea Elementary & Middle School | 416-396-2395 |
| | 305 Rumsey Road | |
| 9-12 | Leaside High School | 416-396-2380 |
| | 200 Hanna Road | |

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

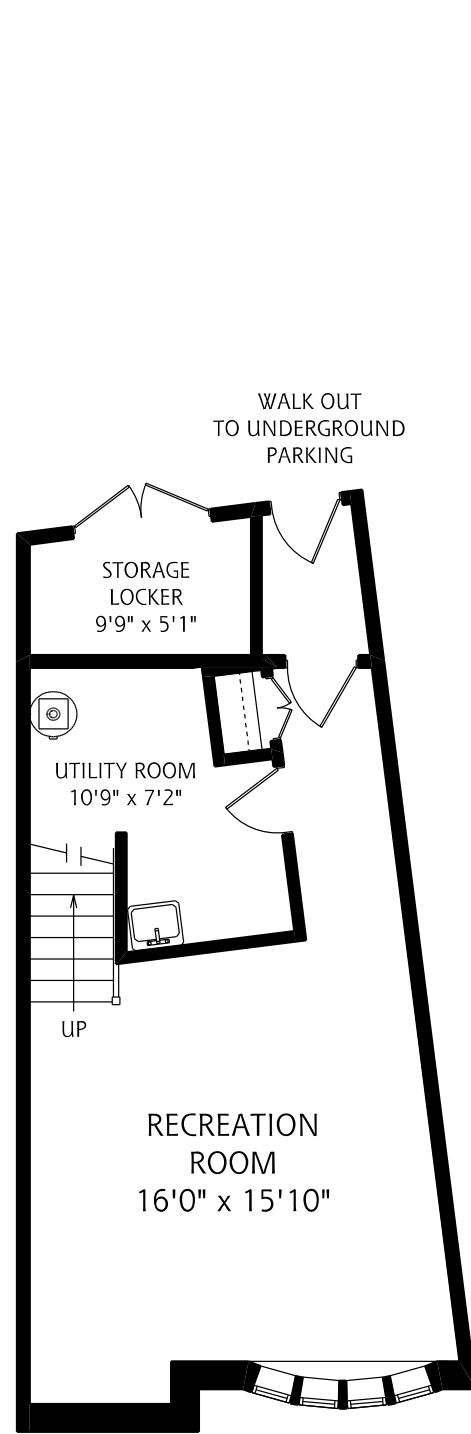
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| JK - 8 | Our Lady of Perpetual Help C.S. | 416-393-5239 |
| | 1½ Garfield Avenue | |
| 9 - 12 | Marshall McLuhan Catholic S.S. | 416-393-5561 |
| | 1107 Avenue Road | |

Toronto Private Schools

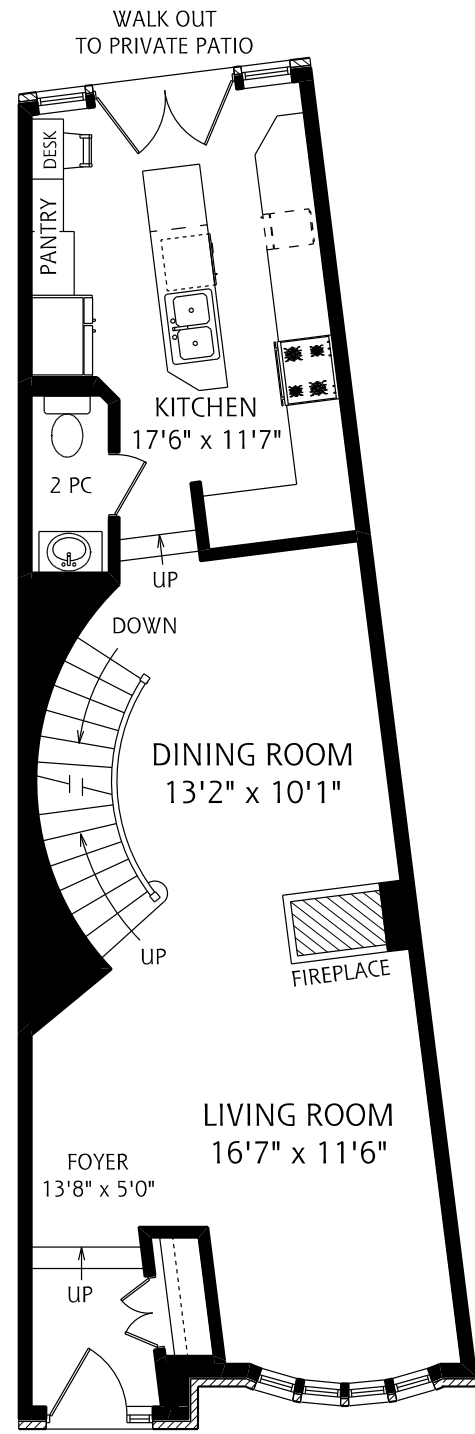
www.edu.gov.on.ca/eng/general/elemsec/privschr.htm

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|---------|-----------------------------------|--------------|
| JK - 12 | Branksome Hall (Girls) | 416-920-6265 |
| | 10 Elm Avenue | |
| JK - 12 | The York School | 416-926-1325 |
| | 1320 Yonge Street | |
| 3 - 12 | Royal St. George's College (Boys) | 416-533-9481 |
| | 120 Howland Avenue | |
| 7 - 12 | Linden School (Girls) | 416-966-4406 |
| | 10 Roshill Avenue | |
| 7 - 12 | University of Toronto Schools | 416-946-7995 |
| | 371 Bloor Street West | |

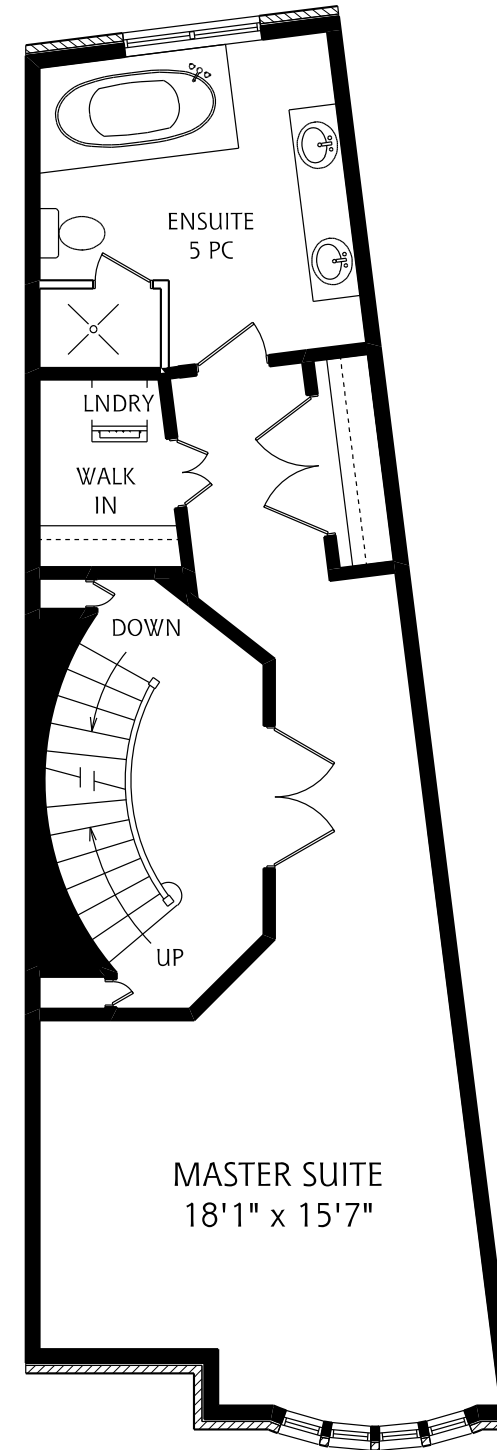




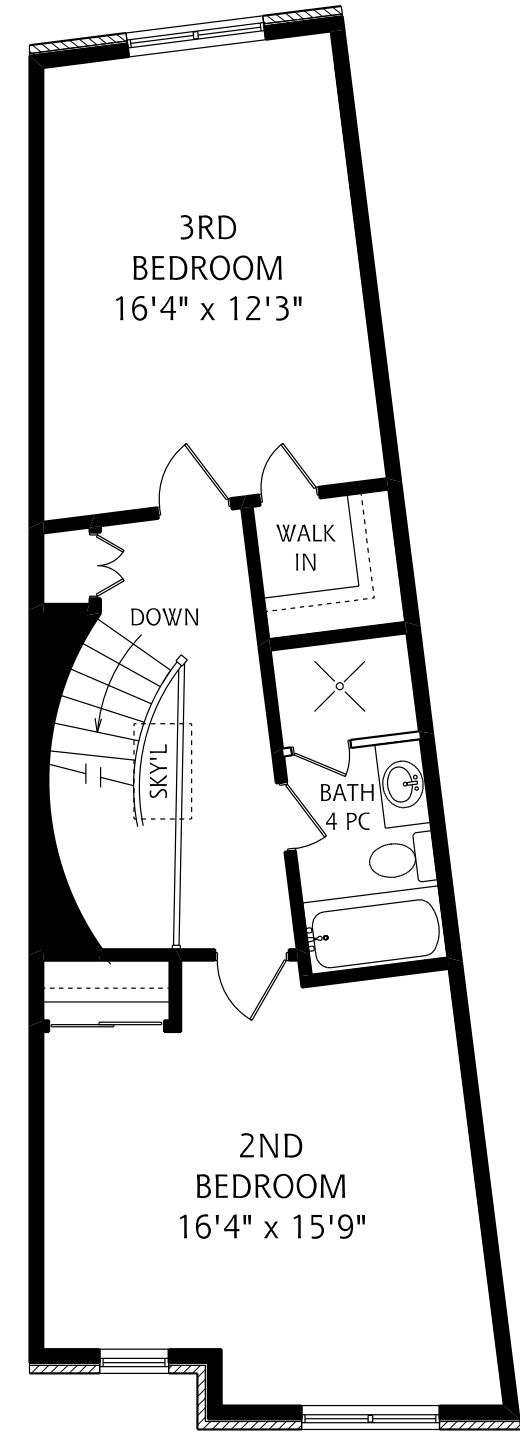
LOWER LEVEL
475 SQUARE FEET



MAIN FLOOR
760 SQUARE FEET



SECOND FLOOR
740 SQUARE FEET



THIRD FLOOR
740 SQUARE FEET



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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IND. OWNED & OPERATED BROKERAGE