



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

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

THE MILLS TEAM
is proud to present

40 SUNRISE AVENUE
SUITE 417



40Sunrise.com

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative ** Broker



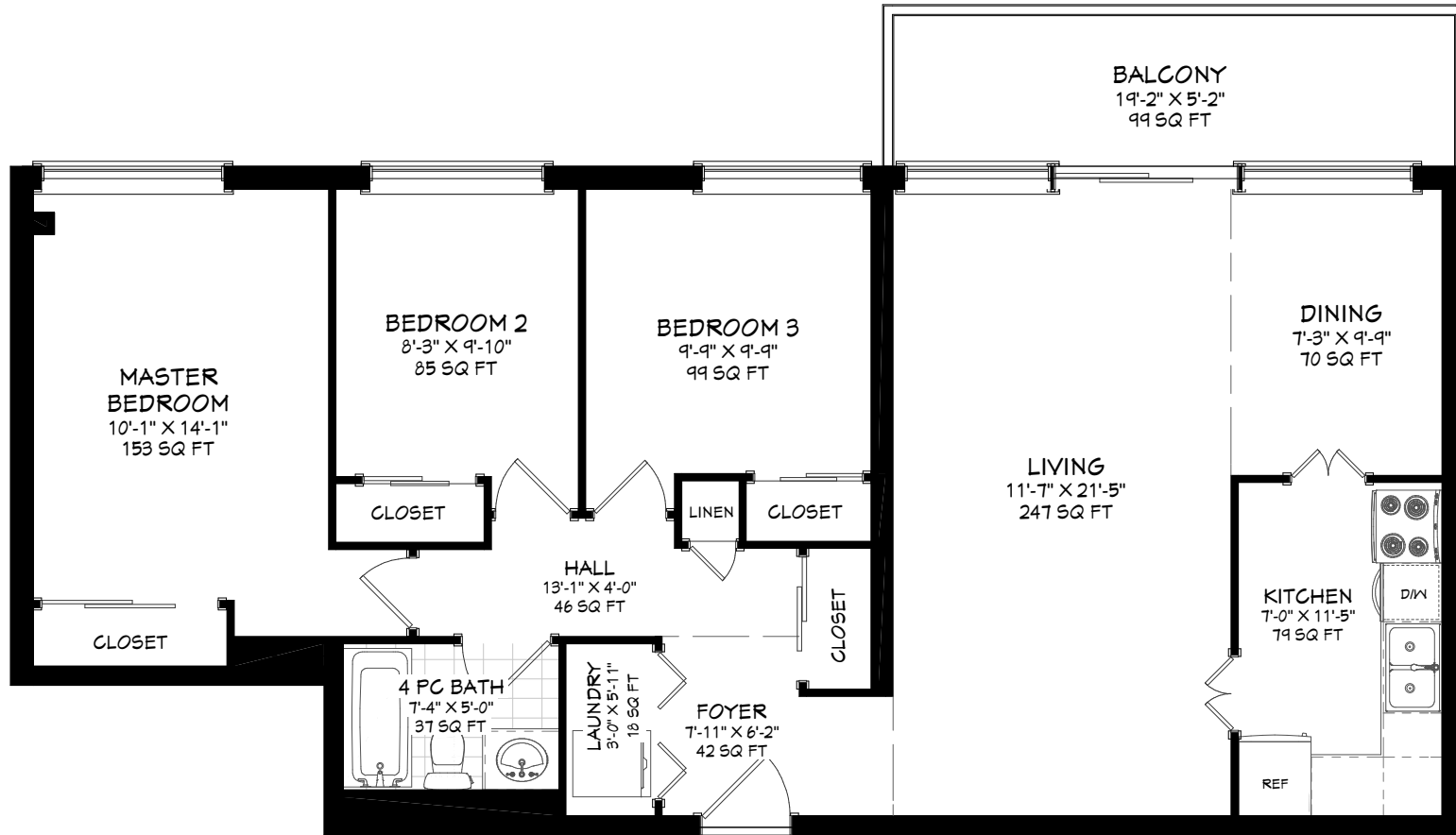
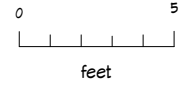
ADDITIONAL INFO

- Taxes:** \$1,547.24 (Annual in 2020)
- Possession:** 30 days or to be arranged
- Parking:** One exclusive use underground parking space
Level B Unit 29
- Locker:** One exclusive use locker
Level B Unit O74
- Maintenance Fee:** \$691.09 per month
- Includes:** Heat, water, hydro, cable TV, common elements, building insurance, parking and locker
- Heating/Cooling:** Hot water/gas radiant heating with window air conditioner
- Square Footage:** Approximately 1,056 sq ft (as per floor plans)
- Amenities:** Use of Victoria Towne Recreation Centre at 22 Sunrise Ave (shared by all three Sunrise condo corporations): Outdoor pool with lifeguard and change rooms, tennis courts, children's playground, party room, plus gym within 40 Sunrise and visitor parking
- Security:** Enter phone system and live-in helpful superintendent
- Pet Restrictions:** 1 domestic household pet per suite
- Exposure:** South facing windows and balcony (BBQ on balcony permitted)
- Property Manager:** Crossbridge Condominium Services
Bledi Celami (416) 757-4384
ycc335@rogers.com
- Inclusions:** Kenmore refrigerator, Moffat oven, Panasonic microwave, Maytag dishwasher, stacked front loading Maytag washer and dryer, dining room wall unit, all attached shelving and cabinetry, all window blinds and curtains, and all electric light fixtures, air conditioning unit, two shelving units in storage locker, all inclusions in as-is condition
- Disclaimer:** The property is being sold in "as-is" condition

E & OE



**40 SUNRISE AVENUE
 SUITE 417**



LIVING AREA
 1056 SQ FT

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