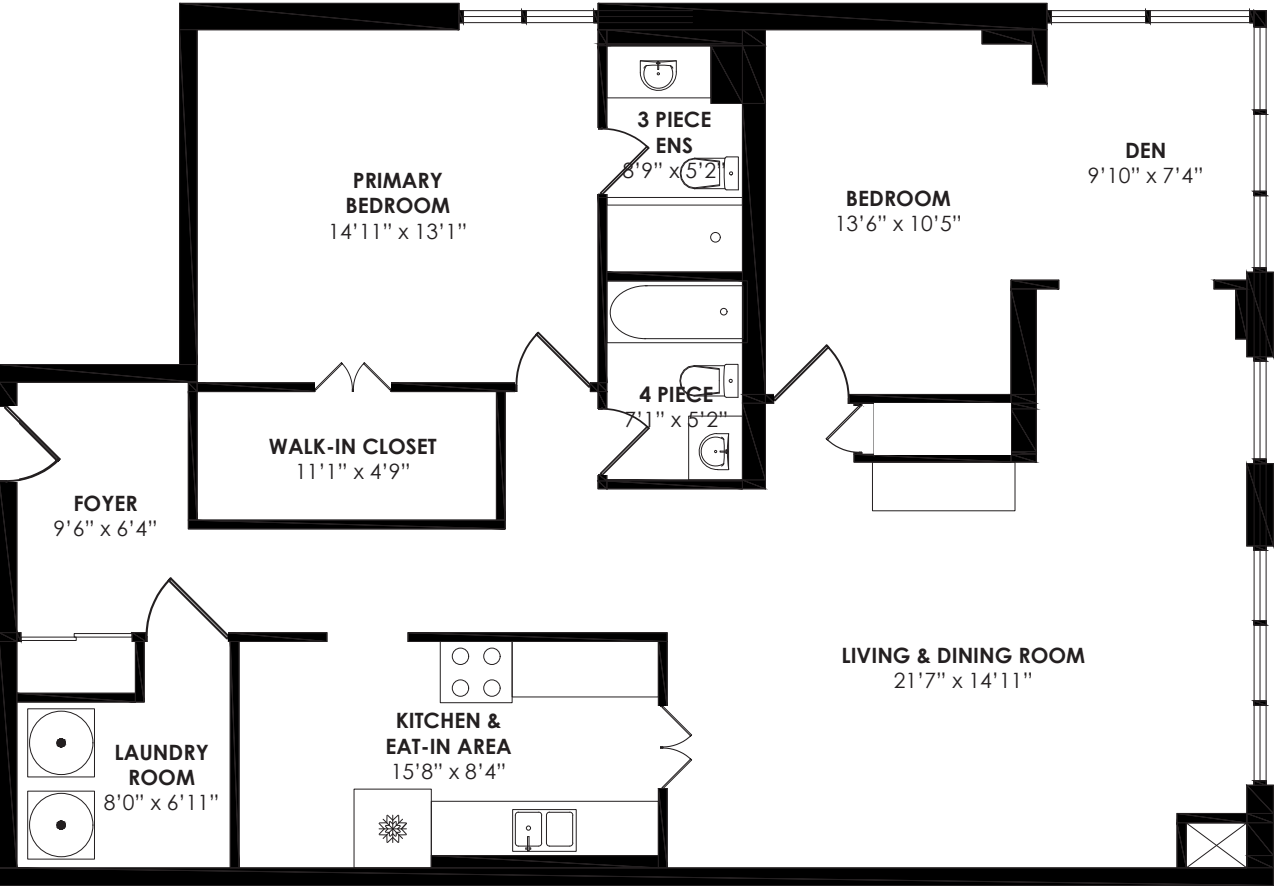


Floor Plan



Signature Realty
IND. OWNED & OPERATED BROKERAGE

APPROX. 1430 SQ. FT.



TAXES: \$2,857.98/2025

BEDROOMS: 2+1

POSSESSION: February/TBA

BATHROOMS: 1x4, 1x3

PARKING: 1 underground spot (C66)

MAINTENANCE FEES: \$1,320.69/month includes: heat, hydro, water, parking, central air, common elements, building insurance & common elements

For more photos &
information on
this property

SCAN HERE



Karen
MILLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

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.

WELCOME TO

195 Wynford Drive
SUITE 1804



THE PALISADES





Foyer

- Sliding double mirrored door coat closet
- Marble flooring
- Crown moulding

Laundry Room

- Washer & dryer

Hallway

- Hardwood flooring
- Linen closet

Kitchen

- Glass tile backsplash
- Under cabinet lighting
- Marble flooring
- Pot lights
- Sliding drawer storage
- Eat-in area
- Ceiling fan
- Stainless-steel double sink with retractable faucet
- Bosch built-in stainless-steel dishwasher
- Maytag stainless-steel French door bottom mount fridge
- Maytag stainless-steel double oven

Dining Room

- Open concept
- Golf course/ravine views
- Hardwood flooring
- Crown moulding
- Chandelier

Living Room

- Open concept
- Golf course/ravine views
- Hardwood flooring
- Crown moulding
- Electric fireplace
- Oversized picture window

Den

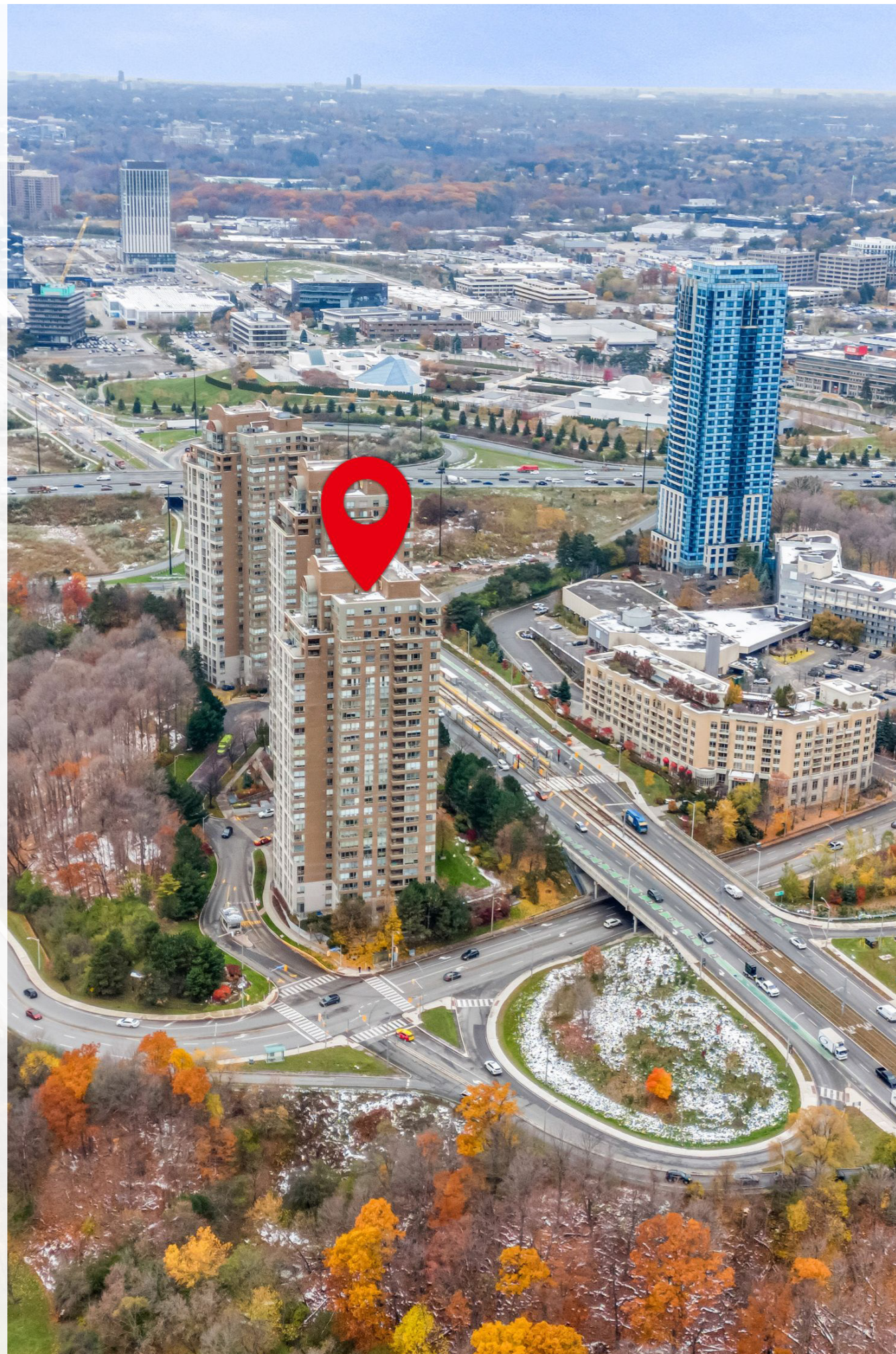
- Golf course/ravine views
- Corner window
- Hardwood flooring
- Crown moulding

Bedroom

- Crown moulding
- Double closet behind wall with TV

4 Piece Bathroom

- Broadloom
- Vanity with built-in storage & raised ceramic sink
- Ceramic tub surround



Primary Bedroom

- Ravine views
- Hardwood flooring
- Crown moulding
- Large walk-in closet with double door entry & built-in organizers

3 Piece Ensuite Bathroom

- Ceramic tile flooring
- Walk-in sliding glass door shower
- Built-in storage cabinet
- Vanity with marble countertop & built-in storage

Amenities

- Gym
- Tennis courts
- Indoor pool
- Party room
- Squash/racquet courts
- Visitor parking

In Your Neighbourhood

- Marchelo's Market
- Tim Horton's
- Aga Khan Museum
- The Ismaili Centre
- Real Canadian Superstore
- Soon-to-be Crosstown Community Centre
- Charles Sauriol Conservation Area
- Ontario Science Centre
- TTC & soon-to-be LRT (Science Centre station)
- DVP & Highway 401
- Bond Park
- Don Mills Tennis Club
- The Shops at Don Mills
- VIP Cineplex movie theatre
- Metro Grocery Store
- LCBO

Schools In Your Neighbourhood

- Don Mills Public Library
- Gateway Public School
- Valley Park Middle School
- Don Mills Middle School
- Marc Garneau Collegiate Institute
- Don Mills Collegiate Institute
- O'Connor Public School
- Grenoble Public School
- St. John XXIII Catholic School
- Our Lady of Wisdom Catholic School
- St. Bonaventure