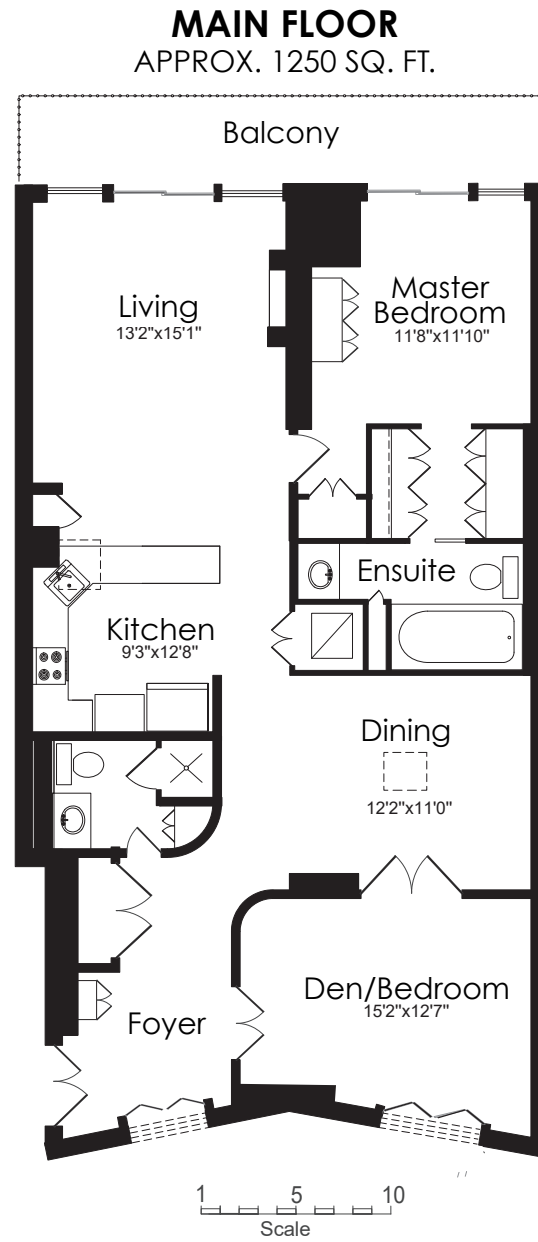


# Floor Plan



**TAXES:** \$3,956.02/2018

**BATHROOMS:** 1x4, 1x3

**BEDROOMS:** 1+1

**POSSESSION:** July 1/TBA

**PARKING:** 1 tandem spot (P2 #41)

**LOCKER:** 1 large locker (P2 #41)

**MAINTENANCE FEE:**

\$1117.60/month (includes water, building insurance, common elements & parking)

**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE



*Karen*  
**MOLLARTEAM** BROKER  
EXCEEDING YOUR EXPECTATIONS

direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as 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.



**2727 Yonge Street PH9**













## FOYER

- Recessed ceiling
- Overlooks Mezzanine
- Carrera marble flooring
- Floating vestibule
- California style shutters
- Double coat closet

## 3 PIECE BATHROOM

- Hardwood flooring
- Walk-in shower
- Pot lights
- Custom vanity with inlay sink & soft-close cabinets

## DEN

- Hardwood flooring
- Two double French doors
- Overlooks Mezzanine
- California style shutters
- Halogen lighting
- Built-in desk

## DINING ROOM

- Skylight
- Hardwood
- Recessed ceiling
- Pot lights
- Custom chandelier

## KITCHEN

- Skylight
- Hardwood flooring
- Sub-zero paneled French door fridge
- Built-in Panasonic microwave
- Built-in GE wall oven
- Jenn-Air induction cooktop
- Carrera marble countertops
- Breakfaster bar
- Built-in wine rack
- Ceramic tile backsplash
- Stainless steel inlay sink
- Built-in Miele dishwasher
- Double door storage
- Access to Laundry Closet
- Stacked Maytag washer & dryer

## LIVING ROOM

- Hardwood flooring
- Gas fireplace with Carrera marble surround and wooden mantle
- Halogen lighting
- Sliding door walk-out to private balcony with full-width power awning with solar and wind sensor
- Built-in Flat screen Samsung TV
- Custom drapes & shades

## MASTER BEDROOM

- Broadloom
- Floor-to-ceiling closet
- Large wardrobe
- Sliding door walk-out to private balcony
- Full-width power awning with solar and wind sensor
- Four double door soft close closets
- Custom drapes & shades

## 4 PIECE ENSUITE BATHROOM

- Pocket door entry
- Marble flooring
- Custom vanity with Marble countertop and inlay sink
- Pot lights
- Storage closet
- Deep soaker tub

## AMENITIES

- Indoor pool
- Hot tub
- Recreation room
- Card room
- Rooftop balcony with BBQ
- Library
- Exercise room



# 2727 Yonge St

Toronto, ON  
HOODQ HIGHLIGHTS

Karen Millar  
416.443.0300  
karenmillarteam.com



## SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

### Blythwood Junior Public School

Designated Catchment School  
Grades PK to 6  
2 Strathgowan Crescent

### É Éléonore-Lajoie

Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Dr

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

#### John Fisher Junior Public School

Grades PK to 6  
40 Erskine Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Snider Parkette

2 Lytton Blvd



1 min

### Blythwood Ravine Park

1200 Mt. Pleasant



3 min

### Lawrence Park & Ravine

51 Alexander Muir Rd



4 min

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds  
3 Tennis Courts  
2 Lawn  
Bowling/Bocces  
1 Botanical Garden  
2 Sports Fields  
2 Trails  
3 Picnic Facilities

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 13 minute walk away.

### Nearest Rail Transit Stop

Lawrence Station

13 min

### Nearest Street Level Transit Stop

Yonge St At Lytton Blvd

1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.76km.

### Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

### Fire Station

16 Montgomery Ave

### Police Station

75 Eglinton Ave W

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

Gym

Grocery

Gas Station

HoodQ

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