



— WELCOME TO —
35 Brian Peck Crescent
SUITE 124



LOT SIZE: 50 x 120 ft. **TAXES:** \$2,368.84/2020 **BEDROOMS:** 2 **LOCKER:** 1 (over-sized corner unit)

BATHROOMS: 1x4, 1x3 **PARKING:** 1 car parking **POSSESSION:** July/TBA

BATHROOMS: \$585.61/month (includes water, heat, parking, common elements & building insurance)

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

416.443.0300 • karenmillarteam.com • karen@karenmillar.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.



FOYER

- High ceilings
- Double sliding door coat closet
- Laminate flooring
- Access to laundry closet with stacked washer & dryer

LIVING/DINING

- Open concept
- Laminate flooring
- Sliding door walk-out to terrace
- Floor-to-ceiling windows
- Overlooks terrace

KITCHEN

- Granite countertop
- Laminate flooring
- Halogen lighting
- Ceramic tile backsplash
- Under cabinet lighting
- Frigidaire stainless-steel fridge
- Frigidaire stainless-steel stove
- Frigidaire stainless-steel built-in dishwasher
- Built-in stainless-steel stove vent
- Kitchen Island with granite countertop & breakfast bar

PRIMARY BEDROOM

- Laminate flooring
- Overlooks terrace
- Floor-to-ceiling window
- Large walk-in closet

3 PIECE ENSUITE BATHROOM

- Ceramic tile flooring
- Large vanity with built-storage
- Walk-in shower

BEDROOM

- Sliding door entry
- Laminate flooring
- Mirrored Pax 3-door wardrobe with built-in organizers

4 PIECE BATHROOM

- Ceramic tile flooring & surround
- Large vanity with built-in storage
- Deep soaker tub

AMENITIES

- Concierge
- Exercise room
- Indoor pool, party/meeting room
- Visitor parking
- Guest suites
- Yoga room
- Sauna
- Outdoor common BBQ area
- Children's playroom

IN YOUR NEIGHBOURHOOD

- Smart Centre Leaside with Sobeys, Home Depot, Best Buy, Winners, Sports Chek, LCBO & restaurants)
- Charmaine Sweets
- HomeSense
- Staples
- Marshalls
- Leonard Linton Park
- New Eglinton LRT
- TTC, DVP & Highway 401
- Leaside Village (Longo's, Beer Store, Local Public Eatery, Amsterdam Barrel House)
- Loblaws on Redway
- Canadian Superstore on Don Mills
- Steps to walking & biking trails in the Lower Don Parklands
- Ontario Science Centre
- Sunnybrook Hospital
- E.T. Seton Park

LOCAL SCHOOLS

Toronto District School Board

www.tdsb.on.ca, 416-397-3000

JK-6 Bennington Heights Elementary School
76 Bennington Heights, 416-396-2310

JK-8 Bessborough Drive Elementary & Middle School
211 Bessborough Drive, 416-396-2315

9-12 Leaside High School
200 Hanne Road, 416-396-2380

French Immersion (early immersion program)

JK-6 Davisville Junior Public School
529 Vaughan Road, 416-393-0570

JK-5 Chester Elementary School
115 Gowan Avenue, 416-396-2325
(junior extended program)

JK-8 Bedford Park Public School
81 Ranleigh Avenue, 416-393-9424

Catholic School

K-8 Canadian Martyrs Catholic School
520 Plains Road, 416-393-5251