



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)

— WELCOME TO —

# 35 Brian Peck Crescent

S U I T E 1 2 4



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



*Karen*  
**MILLAR TEAM**  
BROKER  
EXCEEDING YOUR EXPECTATIONS

416.443.0300 • [karenmillarteam.com](http://karenmillarteam.com) • [karen@karenmillar.com](mailto:karen@karenmillar.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.



#### 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](http://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