

— WELCOME TO —  
**17 Ruddington Drive**  
SUITE 508



**TAXES:** \$3,061.18/2021      **BEDROOMS:** 2 + 1      **LOCKER:** 1 (P2, #3)

**BATHROOMS:** 1x4, 1x3      **PARKING:** 1 underground spot (P2, #13)      **POSSESSION:** May/TBA

**MAINTENANCE FEES:** \$825.29 /month (includes water, heat, central air, common, elements, building insurance and parking)

For more photos & information on this property

**SCAN HERE**

**Karen MOLLARTEAM** BROKER

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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.





#### SPECIAL FEATURES

- Luxury Willow Park boutique condo
- Large private balcony
- Modern Kitchen with stainless-steel appliances & granite counters
- 9-foot ceilings
- BBQ's allowed
- Quiet Willow Park community

#### FOYER

- Pre-finished engineered wood floors
- Mirrored sliding double door coat closet

#### KITCHEN

- Granite countertop with breakfast bar
- Elegant backsplash
- Under cabinet lighting
- Halogen lightings
- Porcelain tile flooring
- Overlooks Living/Dining Room
- Frigidaire stainless-steel fridge
- Frigidaire stainless-steel stove
- Frigidaire stainless-steel built-in microwave
- Frigidaire stainless-steel built-in dishwasher

#### LIVING/DINING

- Open concept
- Pre-finished engineered wood floors
- Sliding glass door walk-out to balcony

#### DEN

- Pre-finished engineered wood floors
- Built-in clothing rack
- Wired for Bell Fibe

#### LAUNDRY CLOSET

- Stacked washer & dryer

#### PRIMARY BEDROOM

- Broadloom
- Large walk-in closet
- Floor-to-ceiling windows

#### 4 PIECE ENSUITE BATHROOM

- Marble flooring & surround
- Vanity with inlay sink, marble counter & built-in storage
- Deep soaker tub

#### BEDROOM

- Broadloom
- Mirrored sliding double door closet with built-in organizers
- Floor-to-ceiling windows

#### 3 PIECE BATHROOM

- Marble flooring & surround
- Vanity with inlay sink, marble counter & built-in storage
- Walk-in glass shower

#### AMENITIES

- Exercise room
- Sauna
- Party/Meeting room Concierge
- Visitor parking
- Guest suites

#### IN YOUR NEIGHBOURHOOD

- Ruddington Park with playground & tennis courts
- Bayview Arena
- Maxome Park
- Bayview-Cummer Shopping Centre with Tuft's Valu-mart
- Bayview Golf & Country Club
- Bayview bike trails
- Upper Don Recreational Trail
- Bayview Village Shopping Centre
- Adjacent To Don Valley Ravine
- Close To TTC, shopping, schools & Cummer Park Community Centre
- Minutes From Finch Subway station
- Close To highways 401, 404, 407

