

THE MILLS TEAM

is proud to present

205 WYNFORD DRIVE

SUITE 603



205Wynford603.com



WELCOME HOME

- Elegant and spacious southwest facing corner suite with a lovely treeline view
- 1,374 square feet of open concept, flexible living space
- Bright 2 bedroom, 2 bathroom, plus den has a layout that checks every box
- Whether you are upsizing, downsizing, or searching for the ideal work-from-home setup, this versatile floor plan delivers comfort, style, and exceptional value with no wasted space.
- The primary bedroom retreat includes a full spa-like ensuite washroom and large walk-in closet
- The second bedroom and fully renovated guest bathroom provide flexibility for family or guests. In the original plan, there were sliding glass doors between the 2nd bedroom and the den area. Doors to accomplish this separation could be installed if desired
- Den is tucked away and can either be a home office, or an additional cozy area where you can get caught up on your reading or watch TV
- Kitchen has an abundance of storage, stainless steel appliances and an eat-in area perfect for casual meals or your morning coffee
- Tons of custom closet space in the foyer, and a separate room for full sized laundry and extra storage space!
- Located in The Palisades II, a Tridel-built condominium with both indoor and outdoor amenities galore! 24-hour gatehouse security, on-site property management office, indoor swimming pool, hot tub, sauna, fully equipped gym, tennis and squash courts, billiards/game room, and party/meeting room. Lovely outdoor gazebo and sitting garden to relax or gather with friends
- Maintenance fees include heat, hydro, water, air conditioning, building insurance, common elements, parking and locker
- Perfectly located, steps to TTC and the highly anticipated Eglinton LRT. Moments to the DVP providing easy access to downtown and the 401 Highway
- Lots of visitor parking
- Quick access to the shops and restaurants at the Shops at Don Mills, Aga Khan Museum, and numerous grocery options
- Enjoy the neighbourhood green spaces and trails such as those found in Sunnybrook Park. Ideal for walking, running and biking
- Just move in and enjoy. A wonderful place to call home!



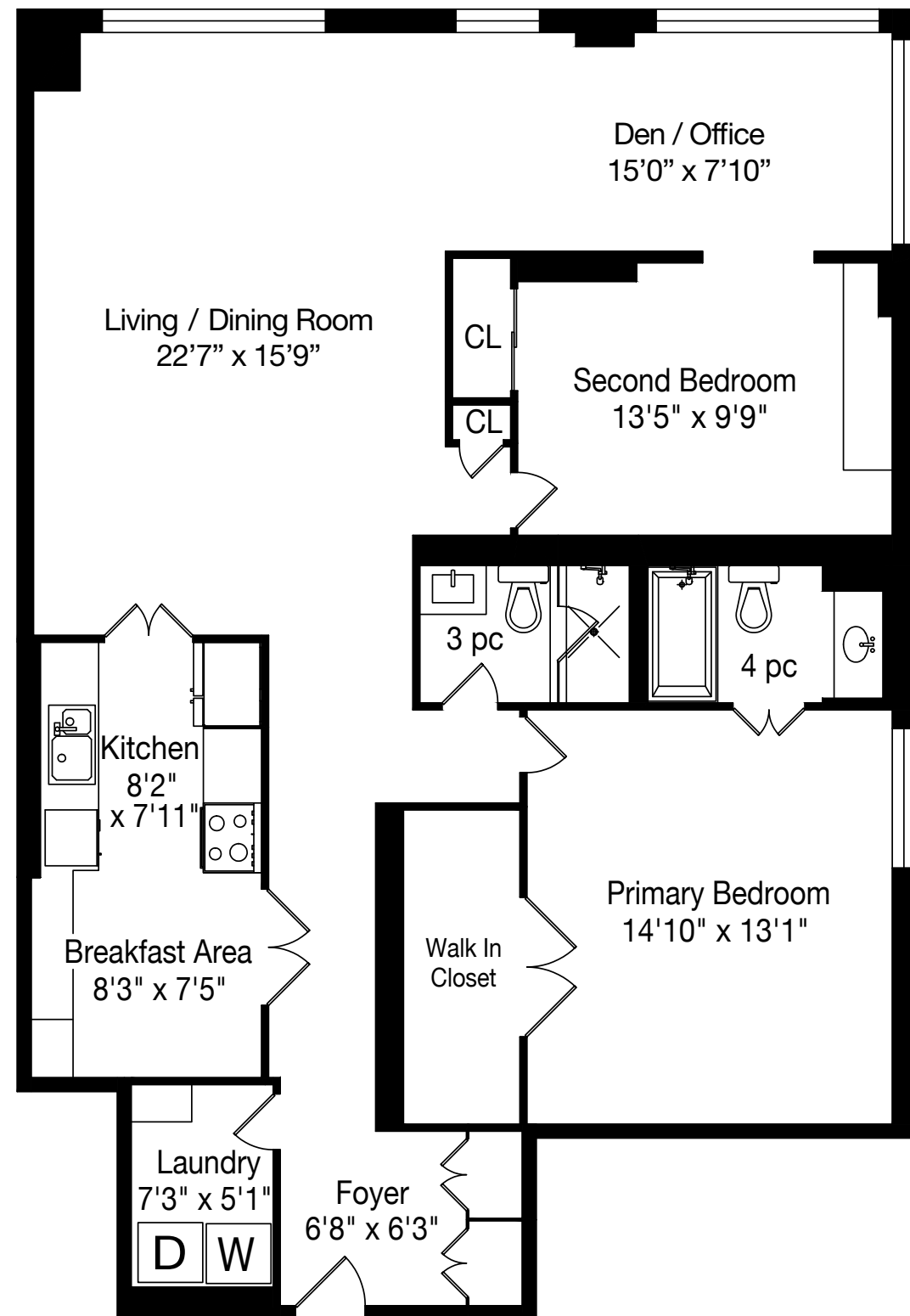


ADDITIONAL INFO

- Property Taxes:** \$2,993.73 (Annual in 2025)
- Possession:** 30-60 days/TBA
- Parking:** One owned parking space - Level D Unit 66 (P4-B066)
- Locker:** One owned locker - Level D Unit 78 (L4-D078)
- Maintenance Fee:** \$1,177.18 per month
- Includes:** Hydro, heat, water, central air conditioning, parking, locker, common elements and building insurance
- Heating/Cooling:** Fan coil with central air conditioning
- Square Footage:** Approximately 1,374 sq ft (as per floor plan)
- Amenities:** Exercise room, indoor pool, whirlpool, sauna, party/meeting room, library, billiard room, squash court, racquetball court, tennis court, outdoor garden with sitting areas and a gazebo, sundeck, bicycle storage and visitor parking
- Security:** 24 hours / 7 days per week gatehouse security and entry phone system plus in-suite security system (Axiom Safesuite) connected to a central security computer located in the Gatehouse and monitored by the Security Guard on duty
- Pet Restrictions:** Domestic cats, birds and fish are welcome - residents are permitted to have either two birds or two cats or a combination of one bird and one cat (no dogs allowed)
- Exposure:** Southwest views
- Property Manager:** First Service Residential
Susan Palmer
416-696-5502
assistant@the-palisades.ca
- Site Administrator:** Simarpreet Saini
rso@the-palisades.ca
- Inclusions:** Stainless Steel kitchen appliances - GE refrigerator/freezer, GE stove, GE built-in microwave and KitchenAid dishwasher. LG washer, GE dryer, all attached shelving and cabinetry including built-in TV cabinet in 2nd bedroom, all window coverings including motorized blinds, all drapery tracks and rods and all electric light fixtures

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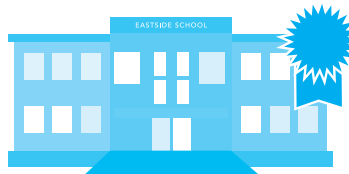






SCHOOLS

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



ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Gateway Public School

Designated Catchment School
Grades PK to 6
55 Gateway Blvd

Valley Park Middle School

Designated Catchment School
Grades 6 to 8
130 Overlea Blvd

Don Mills Collegiate Institute

Designated Catchment School
Grades 9 to 12
15 The Donway E

Marc Garneau Collegiate Institute

Designated Catchment School
Grades 9 to 12
135 Overlea Blvd

Don Mills Middle School

Designated Catchment School
Grades 6 to 8
17 The Donway E

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Broadlands Public School

Grades K to 5
106 Broadlands Blvd

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.



Flemington Park Golf Club

155 St. Dennis Dr

2 mins

Victoria Village Arena

190 Bermondsey Rd

9 mins

Ferrand Drive Park

251 Ferrand Dr

8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|------------------------|
| 1 Playground | 1 Golf Course |
| 1 Pool | 1 Sports Court |
| 1 Arena | 2 Fitness/Weight Rooms |
| 1 Rink | 2 Gyms |
| 1 Community Centre | |

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 54 minute walk away.

Nearest Rail Transit Stop
Warden Station

Nearest Street Level Transit Stop
Eglinton Ave East At
Wynford Dr West Side

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 3.87km.

Toronto East Health Network - Michael Garron Hospital
825 Coxwell Ave

Fire Station
200 Bermondsey Rd

Police Station
50 Upjohn Rd

HoodQ

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205 WYNFORD DRIVE, SUITE 603



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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205Wynford603.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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