

THE MILLS TEAM

is proud to present

10 KENNETH AVENUE

SUITE 406



[10Kenneth406.com](http://10Kenneth406.com)



## WELCOME HOME

- Quick walk to Yonge and Sheppard with two subway lines, shops, restaurants and easy access to the 401 Highway
- Well-managed, highly sought-after residence
- 1490 sq ft of well-designed living space
- Large living room and dining room are ideal for entertaining
- Two generously sized bedrooms
- Large walk-in closet in primary bedroom with beautifully updated ensuite bathroom featuring both a shower and a separate tub
- The entire suite has been freshly painted and is move-in ready
- Enjoy morning coffee from your private solarium filled with sunlight. Also doubles as a home office
- The updated kitchen features beautiful stone countertops, full-size stainless steel appliances, a brand-new refrigerator, and tons of storage!
- A large, separate laundry room is another bonus!
- Amenities include a 24-hour concierge, indoor pool with spa tub, sauna, gym, squash courts, golf simulator, party room, pool table, ping pong table, library, boardroom, hobby room, and tons of visitor parking!
- Gorgeous outdoor garden oasis with 4 separate BBQ areas, picnic tables, a large grassy area surrounded by lush trees in a serene setting
- ALL-INCLUSIVE MAINTENANCE fee, including cable TV
- Parking and locker are included
- Top-ranked schools (Earl Haig and Avondale)
- Please note that this is a no-pet building
- Don't miss this beauty that checks all the boxes!

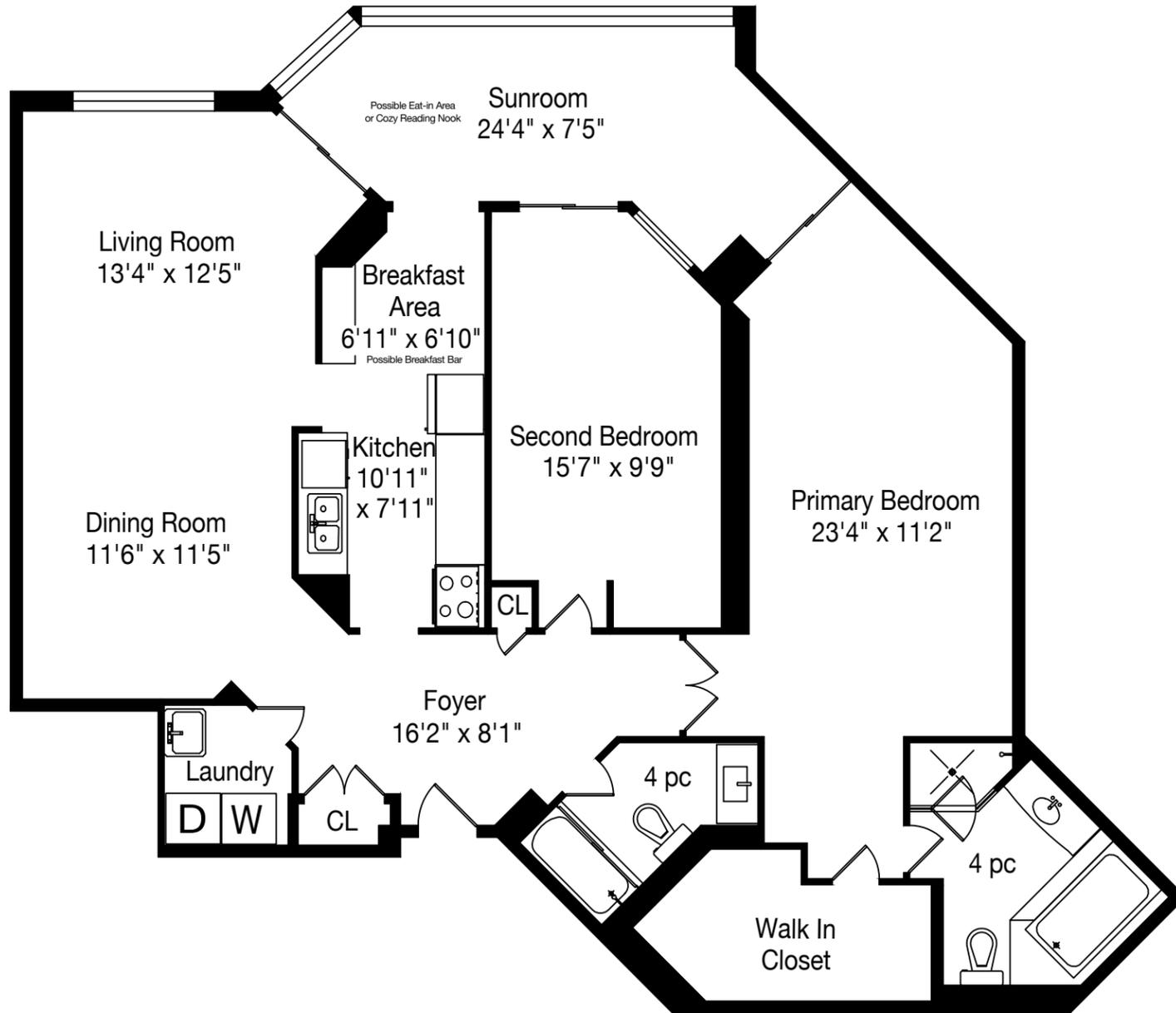


## ADDITIONAL INFO

- Property Taxes:** \$3,440.54 (Annual in 2024)
- Possession:** 30-60 days/TBA
- Parking:** One owned parking space - Level B Unit 116
- Locker:** One owned locker - Level B Unit 195 (Locker Room 9)
- Maintenance Fee:** \$1,571.83 per month
- Includes:** Hydro, heat, water, central air conditioning, cable TV, parking, locker, common elements and building insurance
- Heating/Cooling:** Fan coil with central air conditioning
- Square Footage:** Approximately 1,490 sq ft (as per MPAC)
- Amenities:** Indoor pool with spa tub, sauna, exercise room, squash courts, golf simulator, party room, pool table, ping pong table, library, boardroom, hobby room, bike storage and tons of visitor parking
- Security:** 24 hours / 7 days per week concierge and enter phone system
- Pet Restrictions:** No pet building
- Exposure:** East views
- Property Manager:** Pro-House Management Ltd.  
Constanta Runcanu  
416-229-4922
- Inclusions:** Stainless Steel kitchen appliances - Samsung refrigerator/freezer, GE stove, Venmar Jazz exhaust hood, Panasonic microwave and Frigidaire dishwasher. Full size Kenmore washer and dryer, all attached shelving and cabinetry, all window coverings, all drapery tracks and rods and all electric light fixtures

E & OE







## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



**Earl Haig Secondary School**  
Designated Catchment School  
Grades 9 to 12  
100 Princess Ave

**Avondale Public School**  
Designated Catchment School  
Grades PK to 8  
171 Avondale Ave

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

**ÉE Paul-Demers**  
Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

**Other Local Schools**  
**Claude Watson School for the Arts**

Grades 4 to 8  
130 Doris Ave

**Lester B. Pearson Elementary School**

Grades K to 8  
7 Snowcrest 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.



**Glendora Park**  
201 Glendora Ave

2 mins

**Sheppard East Park**  
229 Glendora Ave

8 mins

**Willowdale Park**  
75 Hollywood Ave

4 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds      2 Trails  
6 Tennis Courts      1 Arts/Performance Facility  
2 Splash Pads

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 6 minute walk away.

**Nearest Rail Transit Stop**  
Sheppard-Yonge Station        
6 mins

**Nearest Street Level Transit Stop**  
Sheppard Ave East At  
Kenneth Ave West Side        
2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 3.41km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
12 Canterbury Pl

**Police Station**  
30 Eglerslie Ave



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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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**ROYAL LEPAGE** Signature  
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