

THE MILLS TEAM

is proud to present

5162 YONGE STREET

SUITE 109



5162Yonge109.com



WELCOME HOME

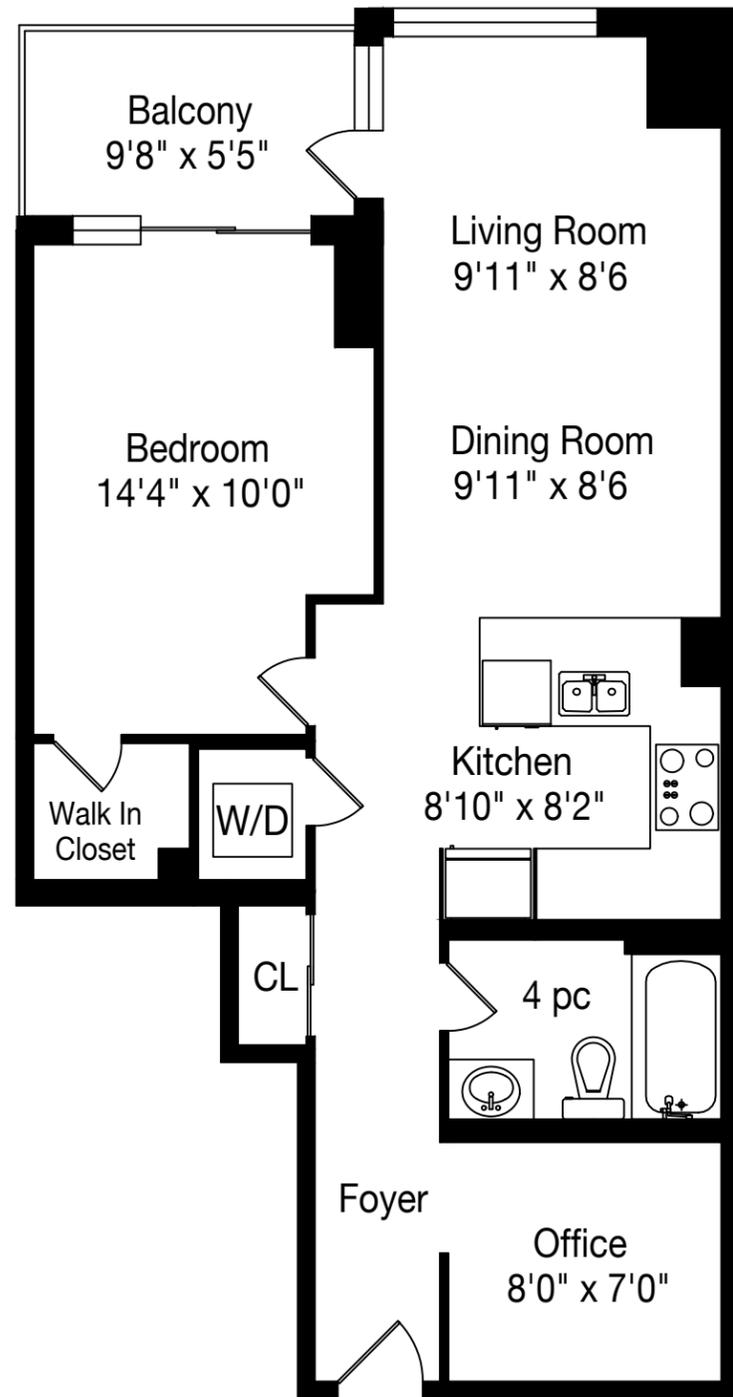
- Welcome to this rare ultra functional layout, ideal for professional, couples, or anyone needed dedicated work from home space for two
- It features incredibly low maintenance fees, nearly 10 foot ceilings, an open concept kitchen and living room, and ample storage, for an open airy space
- The den is spacious enough to be used a second office, workout space, or guest area
- The separated space offers the rare flexibility not often found in units where the den is open to the living room
- The modern functional kitchen offers stone countertops, full-sized stainless-steel appliances, and plenty of storage
- This suite includes one parking space and one large, oversized locker
- Don't miss the building's exceptional amenities
- Enjoy direct indoor access to the TTC subway station, Empress Walk, groceries
- Abundant dining, shopping, and entertainment options as your doorstep

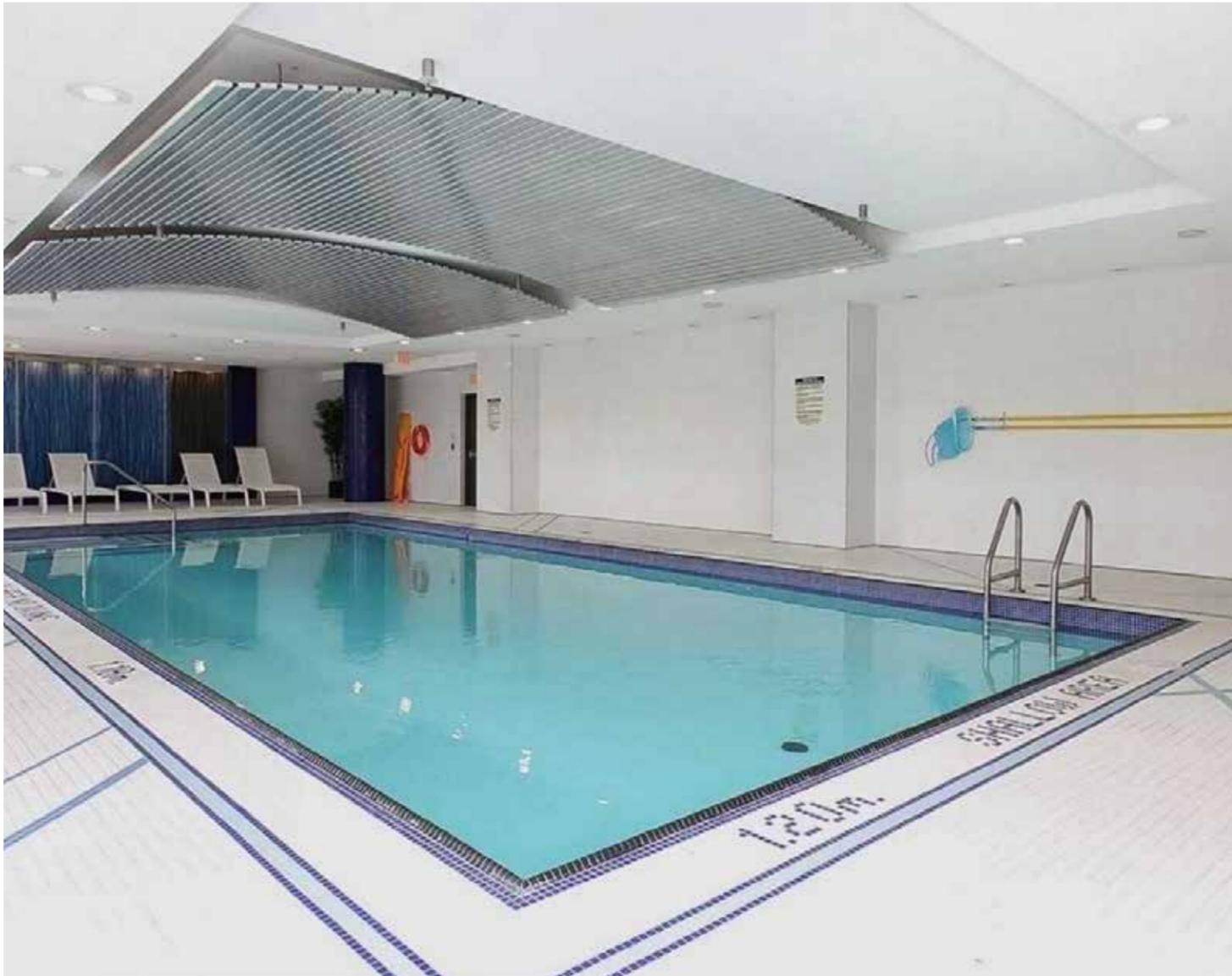


ADDITIONAL INFO

- Property Taxes:** \$3506.51 (Annual in 2025)
- Possession:** 60-90 days or to be arranged
- Parking:** One owned parking space - Level E, Unit 50
- Locker:** One owned locker - Level E, Unit 175
- Maintenance Fee:** \$476.04 (monthly 2025)
- Includes:** Water, heat, CAC, common elements, building insurance, parking and locker
- Heating:** Gas/Forced Air
- Square Footage:** Approximately 696 sq ft interior per MPAC
- Amenities:** Concierge, exercise room, indoor pool, sauna party/ meeting room, guest suites visitor parking
- Pet Restrictions:** Dogs, cats, canaries, budgies or other small caged birds, an aquarium of fish or small caged animals considered to be a pet are allowed
- Exposure:** South
- Property Mngmnt:** First Service Residential
416-730-0019
- Property Manager:** Elton Kasaj
- Inclusions:** Refrigerator (LIEBHERR), Stove (AEG), Dishwasher (AEG), Built-in Microwave (Panasonic), Washer and Dryer (Whirlpool), Built-in and Attached Shelving In Bedroom and Custom California Closets, All Window Coverings, All Blinds, All Electric Light Fixtures Except Those Excluded, Garage Remote
- Exclusions:** Living Room Pendant Light, All Book Shelves







SCHOOLS

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



Willowdale Middle School
Designated Catchment School
Grades 6 to 8
225 Senlac Rd

Churchill Public School
Designated Catchment School
Grades PK to 5
188 Churchill Ave

Northview Heights Secondary School
Designated Catchment School
Grades 9 to 12
550 Finch Ave W

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 9 recreation facilities within a 20 minute walk from this address.



Gibson Park
30 Park Home Ave
2 mins

Mel Lastman Square
5100 Yonge St
2 mins

2 mins

Dempsey Park
250 Beecroft Rd
3 mins

3 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground
- 1 Pool
- 1 Rink
- 1 Community Centre
- 1 Botanical Garden
- 2 Arts/Performance Facilities

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 2 minute walk away.

Nearest Rail Transit Stop
North York Centre Station 2 mins

Nearest Street Level Transit Stop
Yonge St At Park Home Ave (North York Centre Station) 1 min

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 3.98km.

North York General Hospital
4001 Leslie St

Fire Station
12 Canterbury Pl

Police Station
30 Eglerslie Ave

HoodQ

Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

5162 YONGE STREET, SUITE 109



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

5162Yonge109.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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. * Sales Representative