

THE MILLS TEAM

is proud to present

3 CONCORDE PLACE

SUITE 3003



3Concorde3003.com



WELCOME HOME

- Luxury living with panoramic views from this bright corner suite.
- Nestled in the prestigious Highgate condominium community in Don Mills.
- Exceptional 2-bedroom + den, 3-bathroom suite spans an impressive 2030 sq ft
- Beautifully maintained living space offering breathtaking views of the Don Valley and skyline.
- Bright, open concept layout designed for both comfortable living and elegant entertaining.
- Gorgeous hardwood floors in the spacious living and dining areas
- Sun-filled kitchen with ample cabinetry and prep space, as well as an eat-in area.
- Primary bedroom features a large walk-in closet and an en-suite with a double sink, a tub, and a separate shower.
- Second bedroom is also spacious, with a full ensuite washroom.
- Generously sized den offers the flexibility of a third bedroom, home office, or family/game room.
- Large in-suite storage room—a rare and valuable feature.
- Quiet, well-managed building has 24/7 gatehouse security, offering resort-like amenities that include an indoor pool, gym, tennis and squash courts, sauna, party room, putting green, and more.
- All utilities (including cable TV) are included in the maintenance fee, along with two parking spaces and a locker.
- Surrounded by lush gardens, ravine trails, and just steps from the Aga Khan Museum, this location offers quick access to the DVP, TTC at the doorstep, and a short walk to the future Eglinton LRT.
- Plaza across the road with Tim Hortons, quick drive to Superstore, and minutes from the Shops at Don Mills for fabulous restaurants, shopping, groceries, LCBO and more.
- Don't miss this rare opportunity to live in one of Toronto's most sought-after condominium communities with space, views, and lifestyle amenities that are second to none.

UPDATES AND IMPROVEMENTS BY CURRENT OWNERS:

- Total kitchen renovation with Maple cupboards, Corian countertops and cork floors
- New hardwood floors throughout (except family room with new broadloom)
- New crown moldings and baseboards throughout
- New bathroom vanities
- New shower doors in primary bathroom
- Brand new Amana washing machine



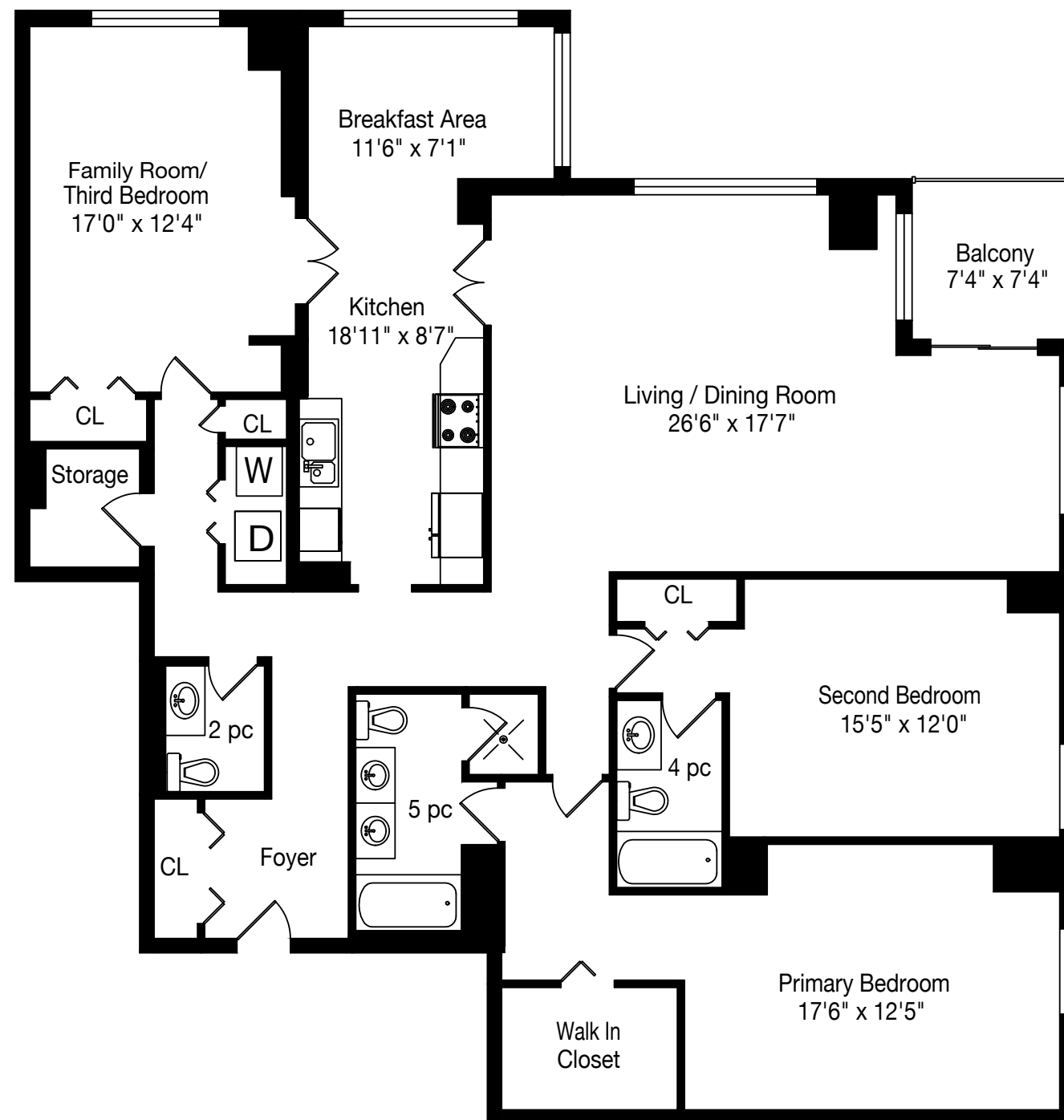


ADDITIONAL INFO

- Property Taxes:** \$5,135.33 (Annual in 2025)
- Possession:** 30-60 days/TBA
- Parking:** One owned parking space - Level C Unit 3
One exclusive use parking space - Level B Unit 52
- Locker:** One owned locker - Level B Unit 147 - Locker Room P (plus in-suite storage room)
- Maintenance Fee:** \$1,971.12 per month
- Includes:** Hydro, heat, water, central air conditioning, cable TV, internet, parking, locker, common elements and building insurance
- Heating/Cooling:** Fan coil with central air conditioning
- Square Footage:** Approximately 2030 sq ft (as per floor plan)
- Amenities:** Exercise room, indoor pool, whirlpool, saunas, squash court, badminton, table tennis, pickleball, golf net, billiards room, hobby room, library, board/meeting room, recreation/party room, two tennis courts, putting green, furnished patio with BBQ's, car wash, bicycle storage and visitor parking
- Available Activities:** Aquafit, tennis, Tai Chi, yoga, art classes, knitting classes, exercise, billiards, golf and putting competitions, badminton, pickleball, bridge, book club and more
- Security:** Full-time gatehouse concierge - 24 hours / 7 days per week and enter phone system, plus on-site Superintendent and Property Manager
- Pet Restrictions:** 1 dog or 2 cats welcome
- Exposure:** Northwest corner suite with balcony
- Property Manager:** First Service Residential
Jennifer Mills
highgatemanager@rogers.com
- Site Administrator:** Lindsey Murphy
416-445-8115
highgateboard@rogers.com
- Inclusions:** Kenmore refrigerator/freezer, Samsung stove, Panasonic built-in microwave, Samsung dishwasher, Amana washer, Maytag dryer, all attached shelving and cabinetry, all window coverings and all electric light fixtures

E & OE

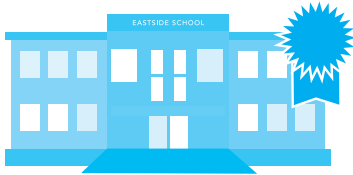






SCHOOLS

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

Don Mills Collegiate Institute
Designated Catchment School
Grades 9 to 12
15 The Donway E

Don Mills Middle School
Designated Catchment School
Grades 6 to 8
17 The Donway E
- 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

Marc Garneau Collegiate Institute
Designated Catchment School
Grades 9 to 12
135 Overlea Blvd
- ÉS Étienne-Brûlé**
Designated Catchment School
Grades 7 to 12
300 Banbury Rd

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.



- Moccasin Trail Park**
55 Green Belt Dr
4 mins

Greenbelt Park
25 Jessie Dr
6 mins
- Flemingdon Park Golf Club**
155 St. Dennis Dr
10 mins

FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
2 Basketball Courts
3 Ball Diamonds
1 Sports Field
1 Golf Course
1 Sports Court
1 Trail

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 58 minute walk away.

- Nearest Rail Transit Stop**
Warden Station

Nearest Street Level Transit Stop
Concorde Pl At Concorde Gate South 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 4.16km.

- Sunnybrook Health Sciences Centre - Bayview Campus**
2075 Bayview Ave

Fire Station
200 Bermondsey Rd

Police Station
50 Upjohn Rd



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3 CONCORDE PLACE, SUITE 3003



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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