

THE MILLS TEAM

is proud to present

30 HARRISON GARDEN BLVD

SUITE 2703



30HarrisonGarden2703.com



WELCOME HOME

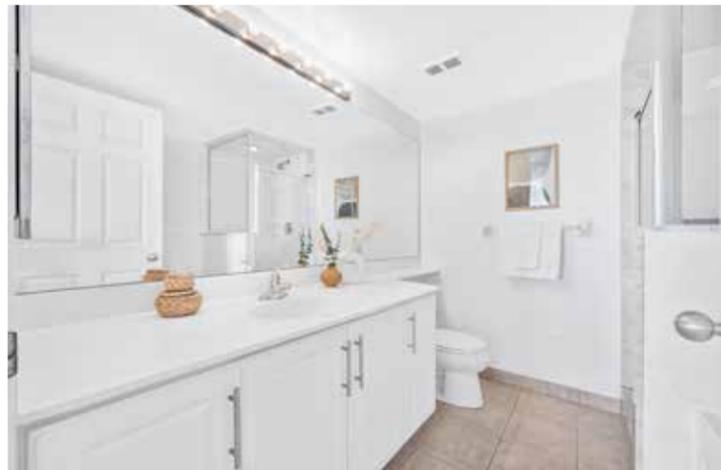
- Enjoy unmatched convenience in this sun-soaked 2-bedroom, 2-bathroom condo with 844 square feet of southwest exposure
- The living space provides enough functional space for a separate dining space and a couch to relax and unwind
- This suite features an ideal split-bedroom layout which provides excellent privacy—ideal for roommates, guests, or working from home
- The primary bedroom features a private ensuite with a separate tub and shower, as well as ample closet space
- This suite is in excellent condition - you don't even need to paint!
- Truly an ideal choice for both living or for investment
- Just steps away from the TTC (line 1), Highway 401, Rabba, Whole Foods, Starbucks, the Hullmark Centre, and a wide variety of shops and restaurants along Yonge St
- Across from Avondale Park and minutes to Albert Standing Park

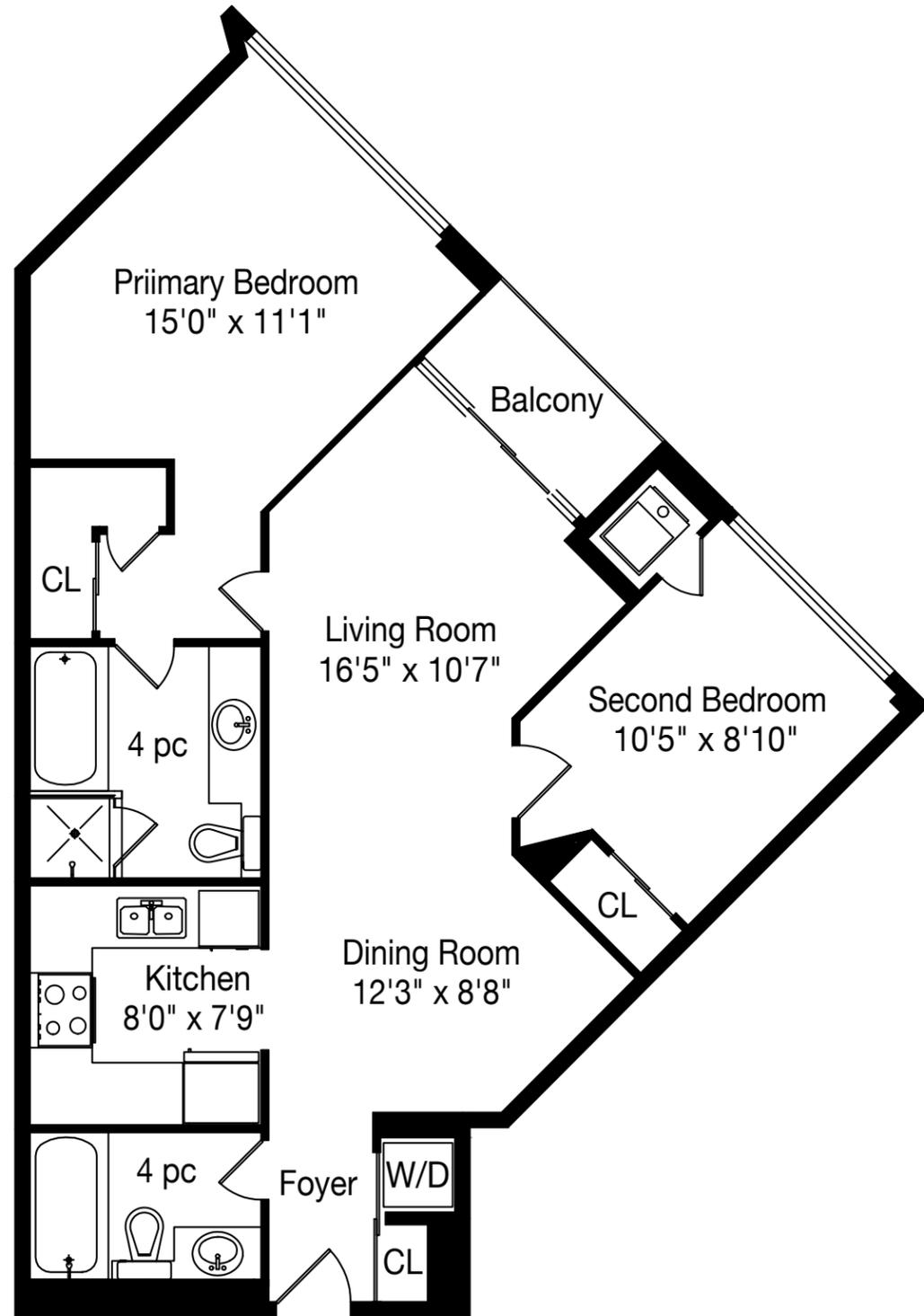




ADDITIONAL INFO

- Property Taxes:** \$2,646.84 (Annual in 2025)
- Possession:** 30-60 days or to be arranged
- Parking:** One owned parking space - Level C, Unit 80
- Locker:** One owned locker - Level C, Unit 122
- Maintenance Fee:** \$737.37 (monthly 2025)
- Includes:** Water, common elements, building insurance, parking and locker
- Heating:** Gas/Forced Air
- Square Footage:** Approximately 844 sq ft interior per MPAC
- Amenities:** Concierge, gym, sauna, games room, party/meeting room, visitor parking
- Pet Restrictions:** Household pets welcome
- Exposure:** South West
- Property Mngmnt:** First Service Residential
416-512-6146
- Property Manager:** Mark Mak
spectrum1.on@fsresidential.com
- Inclusions:** Refrigerator, Stove, Built-in Microwave, Dishwasher, Washer and Dryer, All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures, Garage Remotes







SCHOOLS

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



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

Georges Vanier Secondary School

Designated Catchment School
Grades 9 to 12
3000 Don Mills Rd

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

Bannockburn Public School

Grades PK to 3
12 Bannockburn Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.

Avondale Park
15 Humberstone Dr

1 min

Avonshire Park
125 Harrison Garden Blvd

5 mins

Avonshire Parkette
1 A Oakburn Cres

4 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds 1 Splash Pad



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 8 minute walk away.

Nearest Rail Transit Stop
Sheppard-Yonge Station 8 mins

Nearest Street Level Transit Stop
Yonge St. @ Florence Ave. 3 mins

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.

North York General Hospital
4001 Leslie St

Fire Station
10 William Carson Cres

Police Station
30 Eglerslie Ave



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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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