

THE MILLS TEAM

is proud to present

1103 LESLIE STREET

SUITE 403



1103Leslie403.com



WELCOME HOME

- This bright and spacious corner suite offers 883 square feet of living space ideally designed for those looking to simplify life without compromising on space, comfort or convenience
- Once you see the fully renovated and expanded kitchen offering additional counter space and storage space, you will want to call this suite home! The custom center island is perfect for everyday meals and allowing your guests to socialize with you while you are in the kitchen
- Open concept design provides efficiency of space
- Primary retreat boasts a spacious walk-in closet and ensuite washroom
- Split bedroom design offers privacy and flexibility of use as a 2nd bedroom, home office or den
- Full 2nd washroom
- Enjoy getting outdoors on your balcony with South, East and Western views
- Relax in the beautifully landscaped, private courtyard with direct access from the lobby
- Plenty of building amenities to keep you active and having fun. Two exercise rooms, games room, party room, ping pong and more
- Underground car wash bay
- Parking and locker included
- Convenient guest suite in the building
- Ideally located across the street from the Sunnybrook Park and Trail system for endless adventure walking, running or biking
- Steps from TTC at the Leslie Street entrance and the highly anticipated Eglinton LRT
- Easy access to The Shops at Don Mills and the Leaside shopping areas on Laird Dr and Bayview Ave
- Close to the DVP and 401 Highways, perfect for getting downtown or out of town
- A wonderful established community to live in and to call home!

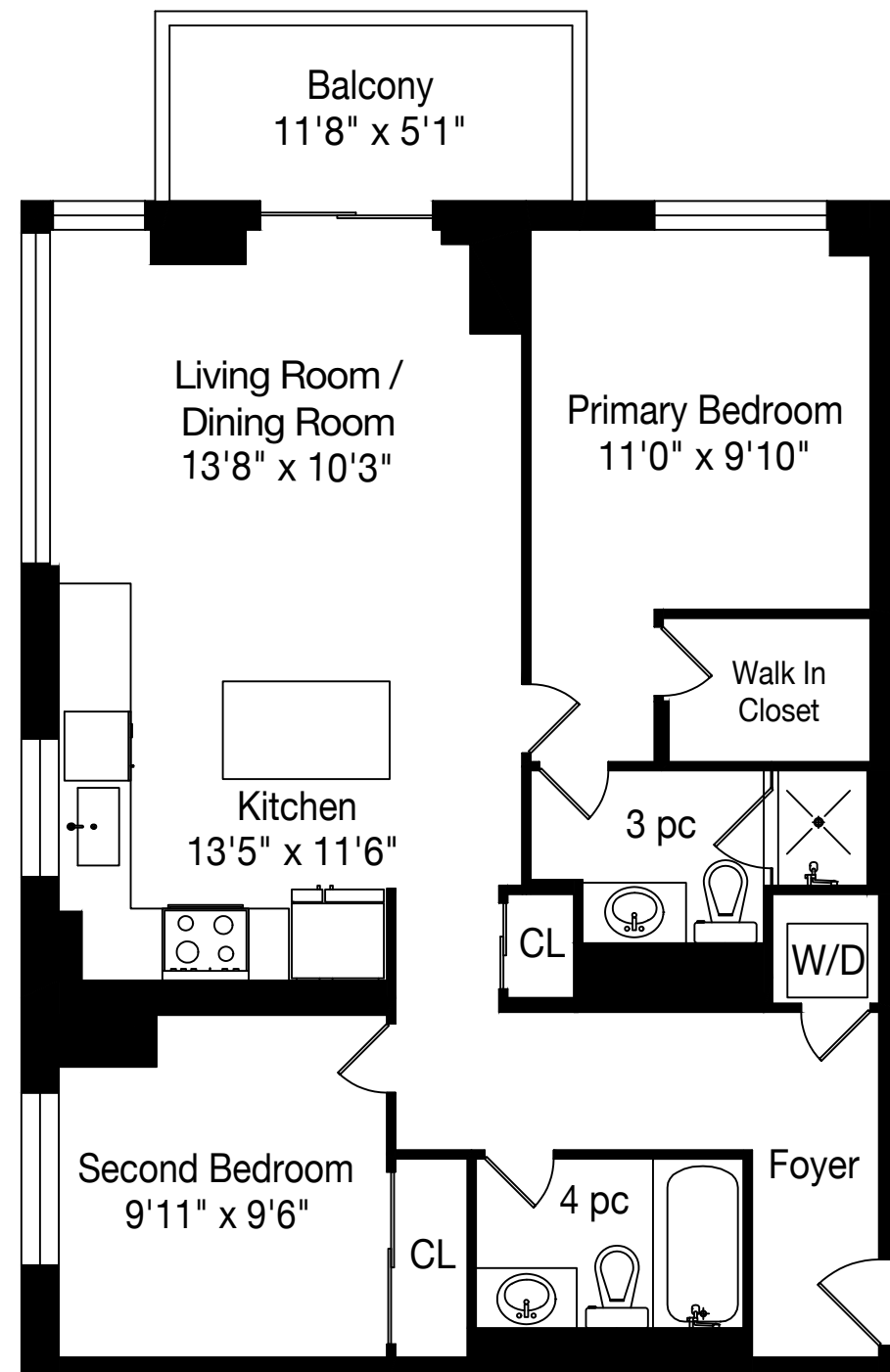


ADDITIONAL INFO

- Property Taxes:** \$2,797.66 (Annual in 2025)
- Possession:** 30-60 days/TBA
- Parking:** One owned parking space - Level B Unit 8 (Parking No. P2-208)
- Locker:** One owned locker - Level B Unit 109 (Storage No. L2-226)
- Maintenance Fee:** \$1,206.93 per month
- Includes:** Hydro, heat, water, central air conditioning, parking, locker, common elements and building insurance
- Heating/Cooling:** Heating and central air conditioning fan coil (maintained and serviced by the condo corporation)
- Square Footage:** Approximately 883 sq ft and 57 sq ft balcony (as per builder's floor plan)
- Amenities:** Concierge (4pm to midnight), two exercise rooms, guest suite, car wash bay, party/meeting room, games room, visitor parking and bike storage
- Pet Restrictions:** 2 pet maximum (only one dog - 30 lbs or less)
- Exposure:** Open balcony with South, East and Western views
- Property Manager:** First Service Residential
Lori Douglas
416-510-2306
carrington.pm@carringtoncondominiums.ca
- Condo Admin:** Marilyn Squire
carrington.admin@carringtoncondominiums.ca
- Inclusions:** Maytag refrigerator/freezer, Whirlpool stove, hood exhaust, Whirlpool dishwasher, washer and dryer, all attached shelving and cabinetry, all window coverings and all electric light fixtures

E & OE







SCHOOLS

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



Nearby Schools

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

Rippleton Public School

Designated Catchment School
Grades PK to 5
21 Rippleton Rd

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

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

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

PARKS & REC

This home is located in park heaven, with 4 parks and 26 recreation facilities within a 20 minute walk from this address.



Sunnybrook Park

1132 Leslie



2 mins

Serena Gundy Park

134 Rykert Cres



6 mins

Wilket Creek Park

1100 Leslie Ave



3 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Dog Park
2 Basketball Courts
12 Sports Fields

1 Skateboard Park
1 Equestrian Facility
5 Trails

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 4.3 km away.

Nearest Street Level Transit Stop

1103 Leslie St



2 mins

Nearest Rail Transit Stop

Eglinton Station

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

Fire Station

1109 Leslie St

Police Station

50 Upjohn Rd

HoodQ

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1103 LESLIE STREET, SUITE 403



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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1103Leslie403.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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