

THE MILLS TEAM

is proud to present

# 18 WANLESS AVENUE

SUITE 317

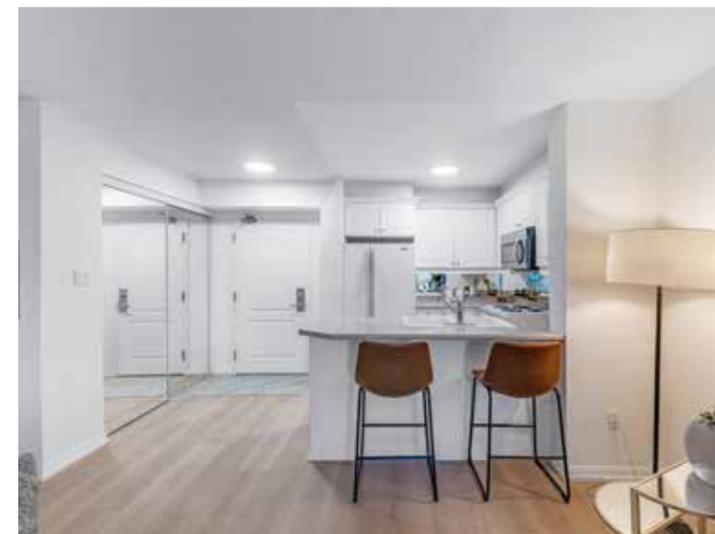


[18Wanless317.com](http://18Wanless317.com)



## WELCOME HOME

- A well-managed and highly sought-after boutique building located in one of Toronto's most desirable neighbourhoods at Yonge and Lawrence
- A spacious 1 Bedroom + Den suite offering a perfect blend of charm, function and location
- The bright open-concept layout maximizes every square foot
- The kitchen flows effortlessly into the living and dining areas, creating the perfect space for entertaining
- The generous den provides flexibility for a larger dining area or home office
- The bedroom features a large walk-in closet
- A southeast-facing private balcony where you can enjoy your morning coffee or unwind in the evening with a glass of wine
- Perfectly situated overlooking Wanless Ave, a quiet and peaceful residential street
- Freshly painted, with new flooring throughout
- This suite is move-in-ready
- Parking, locker, and even a bike rack are included for convenience
- Steps from Lawrence subway station, Yonge Street's cafés, shops, and dining, plus nearby parks and top schools
- Residents enjoy low-maintenance fees, and amenities including an exercise room, billiards table, party/meeting room and rooftop terrace with BBQs (all located on 5R), and visitor parking
- Enjoy the convenience of the on-site Superintendent Monday - Friday 8AM-12PM and 1PM-4PM

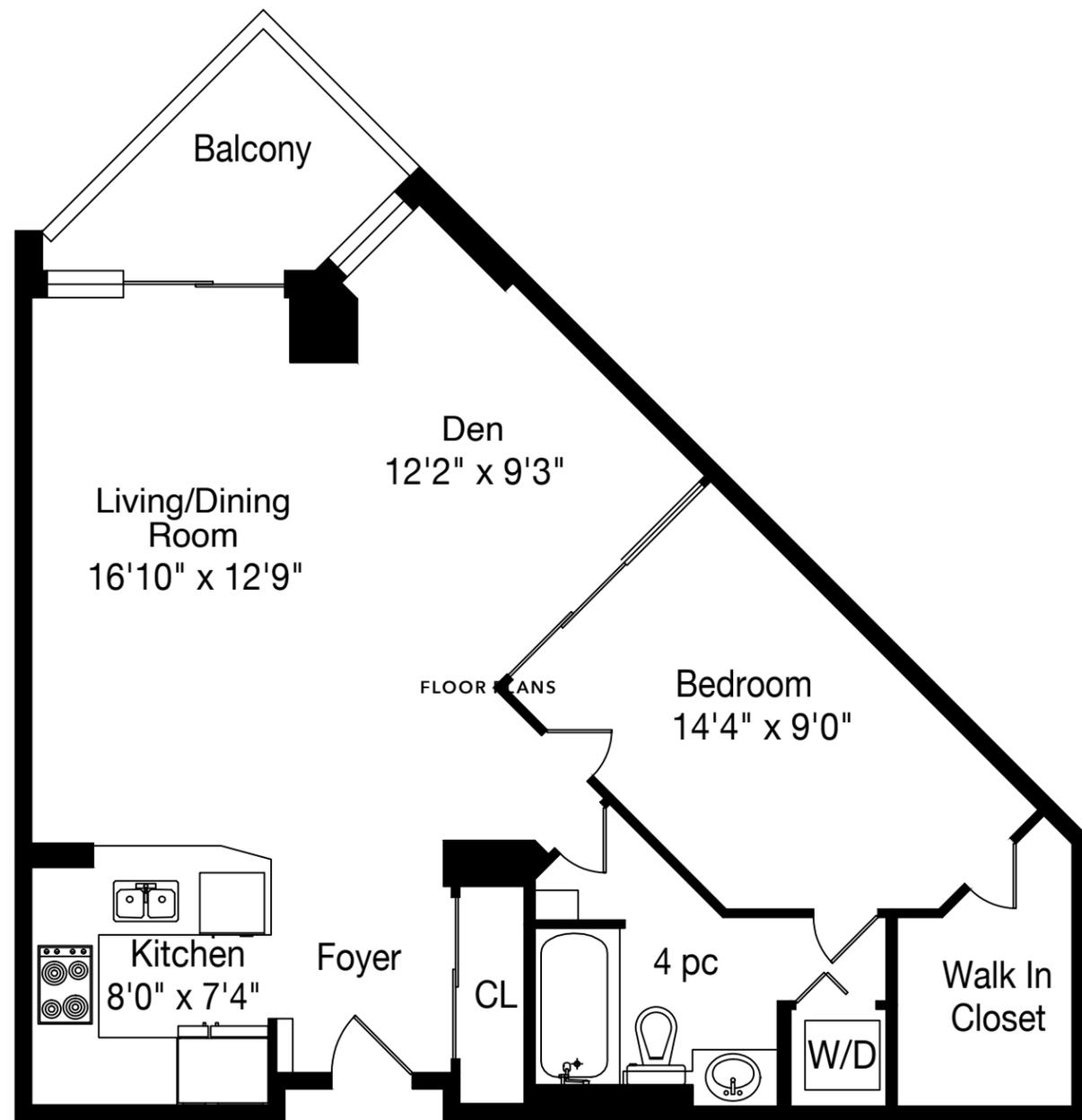


## ADDITIONAL INFO

- Property Taxes:** \$2,873.07 (Annual in 2025)
- Possession:** 60 days/TBA
- Parking:** One owned parking space with bike storage - Level B Unit 49
- Locker:** One exclusive use locker - Level B Unit 17 (Room 2)
- Maintenance Fee:** \$639.22 per month
- Includes:** Water, parking, locker, common elements and building insurance
- Heating/Cooling:** Electric heat pump
- Square Footage:** Approximately 706 sq ft (as per floor plan)
- Amenities:** Rooftop terrace with BBQs, exercise room, billiard table and party/meeting room (all located on 5R) and visitor parking
- Pet Restrictions:** Household pets welcome - maximum 2 dogs or 2 cats or 1 of each
- Exposure:** Southeast with open balcony
- Property Manager:** Kung Property Management  
Katriina Bellerive: 416-293-8978  
Katriina@Kung.ca
- Superintendent:** Alberto: 416-856-1389  
mtcc1389@gmail.com
- Inclusions:** Whirlpool refrigerator/freezer, Whirlpool stovetop, Whirlpool oven, LG built-in microwave. Whirlpool dishwasher, Whirlpool washer and dryer, all attached shelving and cabinetry and all electric light fixtures

E & OE





Suite 317  
706 Square Feet  
+ 47 Balcony





### 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

**Bedford Park Public School**  
Designated Catchment School  
Grades PK to 8  
81 Ranleigh Ave

**Lawrence Park Collegiate Institute**

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Drive

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

**ÉE Jeanne-Lajoie**  
Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

#### Other Local Schools

**Bannockburn Public School**  
Grades PK to 4  
12 Bannockburn Ave

### PARKS & REC

This home is located in park heaven, with 4 parks and 21 recreation facilities within a 20 minute walk from this address.



**Bedford Park Community Centre**

81 Ranleigh Ave

2 mins

**Lawrence Park & Ravine**

51 Alexander Muir Rd

8 mins

**Woburn Avenue Playground**

75 Woburn Ave

4 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                            |
|--------------------|----------------------------|
| 3 Playgrounds      | 2 Outdoor Games Facilities |
| 1 Pool             | 1 Botanical Garden         |
| 3 Tennis Courts    | 1 Trail                    |
| 2 Sports Fields    | 1 Fitness/Weight Room      |
| 1 Community Centre | 1 Gym                      |
| 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 2 minute walk away, and the nearest rail transit stop is a minute walk away.

**Nearest Street Level Transit Stop**  
Lawrence Station

2 mins

**Nearest Rail Transit Stop**  
Lawrence Station

1 min

### 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 2km.

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

**Fire Station**  
3135 Yonge St

**Police Station**  
75 Eglinton Ave W

HoodQ

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18 WANLESS AVENUE, SUITE 317



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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18Wanless317.com

**ROYAL LEPAGE Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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