

THE MILLS TEAM

is proud to present

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33 WELDRICK ROAD E

SUITE 303



[33Weldrick303.com](http://33Weldrick303.com)



## WELCOME HOME

- This bright northwest corner suite is the one you have been waiting for
- Located in the heart of Richmond Hill
- Nestled perfectly on the 3rd floor in the privacy of the mature trees and overlooking the building's green space
- Split 2-bedroom layout with 2 full washrooms and additional den / office space provides great flexibility of use for today's lifestyle
- The eat-in kitchen is the perfect spot to enjoy a morning coffee and read the newspaper
- Hardwood floors
- Large ensuite laundry and storage room
- North facing balcony overlooking peaceful green space
- Fabulous building amenities and social activities. Whether you like to play bridge or billiards, swim or relax in a lawn chair, play tennis or shuffleboard or entertain your family and friends in the party room, there is something here for you to enjoy
- Two guest suites perfect for visiting friends and family
- 2 car tandem parking space
- Leave the car at home and walk the short block to all that Yonge Street has to offer plus 3 plazas at your doorstep offering conveniences from restaurants and groceries to hair salons, banks, drug stores and dental offices
- Conveniently located near public transit and Go station
- Stroll to parks and trails
- A wonderful place to call home

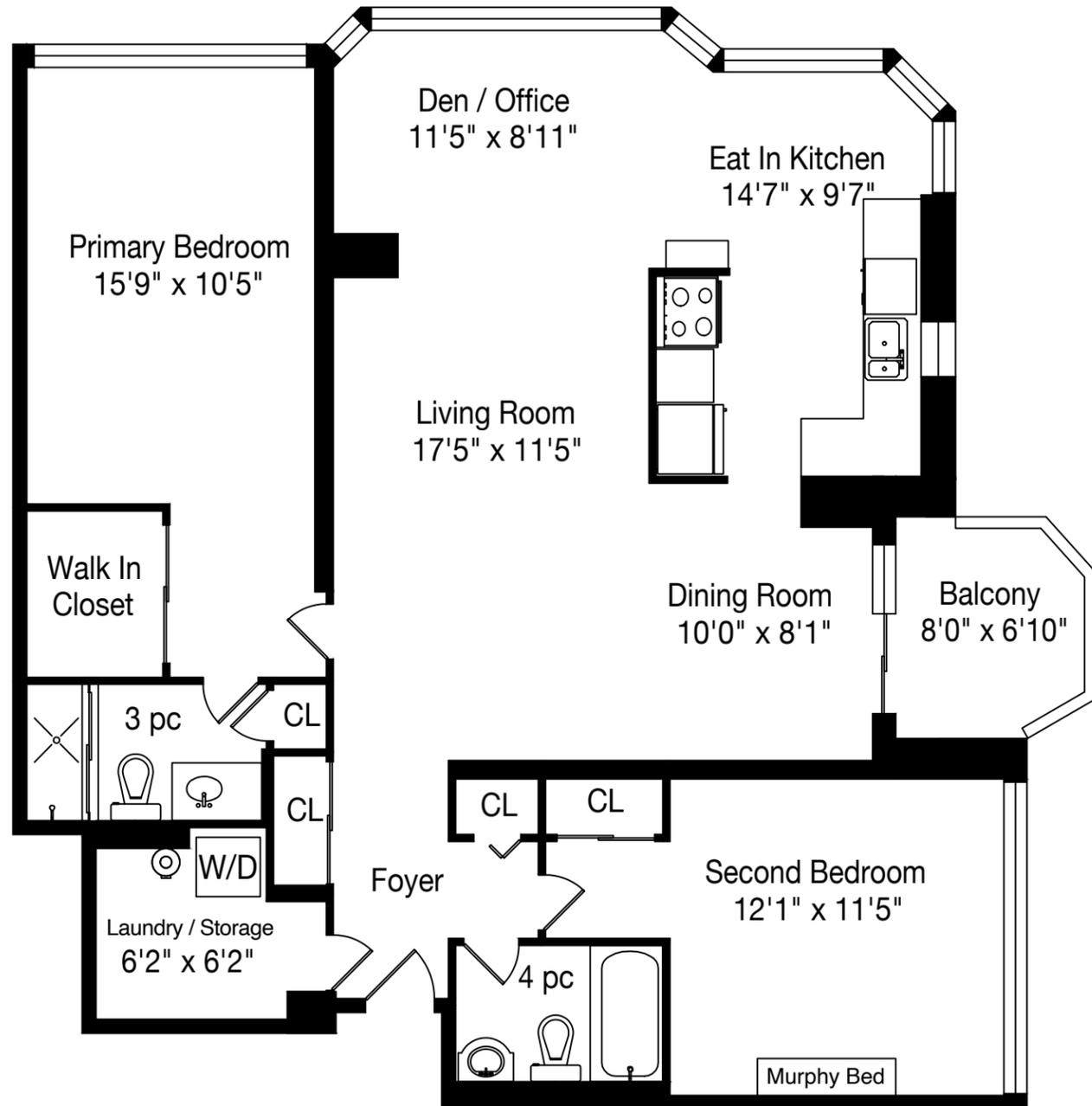


## ADDITIONAL INFO

- Property Taxes:** \$3,102.81 (Annual in 2025)
- Possession:** 30-60 days/TBA
- Parking:** 2 car owned tandem parking space - Level A Unit 62
- Locker:** One ensuite storage room
- Maintenance Fee:** \$1,289.28 per month
- Includes:** Hydro, heat, water, central air conditioning, cable TV, parking, common elements and building insurance
- Heating/Cooling:** Fan coil with central air conditioning (condo corporation provides an annual maintenance service / owner is responsible for additional maintenance and repairs)
- Square Footage:** Approximately 1,289 sq ft (as per MPAC)
- Amenities:** Indoor pool with hot tub and sauna, exercise room, tennis court, shuffleboard, outdoor patio with BBQ, billiards room, party room, card room with ping pong table, library, two guest suites, bike storage and visitor parking
- Security:** Enter phone system and Superintendent - 416-648-8735
- Property Manager:** 360 Community Management Ltd.  
Elijah Hollingsworth  
905-737-7450
- Pet Restrictions:** Household pets welcome - maximum two cats and no dogs (service dogs only)
- Exposure:** Corner suite with North and West views, including a balcony
- Inclusions:** Kenmore refrigerator/freezer, Amana stove, KitchenAid dishwasher, stacked Whirlpool washer (as-is condition) and dryer, all attached shelving and cabinetry, murphy bed, all window coverings, all drapery tracks and rods, all electric light fixtures, central vac and all related equipment
- Exclusions:** Mirror in 4-piece washroom

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.



**Sixteenth Avenue PS**  
Designated Catchment School  
Grades PK to 8  
400 16th Ave

**ÉS Norval-Morrisseau**  
Designated Catchment School  
Grades 7 to 12  
51 Wright St

**Langstaff SS**  
Designated Catchment School  
Grades 9 to 12  
106 Garden Ave

**Adrienne Clarkson PS**  
Designated Catchment School  
Grades 1 to 8  
68 Queens College Dr

**Académie de la Moraine**  
Designated Catchment School  
Grades PK to 6  
115 George St

## 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.



**Vanderburgh Park**  
Bluesky Crescent and  
Nightstar Dr  
 3 mins

**Bridgeview Cordone Park**  
35 Marshall St  
 5 mins

**Dovestone Park**  
Berwick Ct and Estoril St  
 7 mins

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      1 Splash Pad  
3 Basketball Courts      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 22 minute walk away.

 **Nearest Rail Transit Stop**  
Richmond Hill GO

 **Nearest Street Level Transit Stop**  
Weldrick Rd Stop # 2183  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 1.8km.

 **Mackenzie Richmond Hill Hospital**  
10 Trench St

 **Fire Station**  
191 Major Mackenzie Drive West

 **Police Station**  
171 Major Mackenzie Drive West



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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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33Weldrick303.com

ROYAL LEPAGE Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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