

THE MILLS TEAM

is proud to present

34 SUGAR MILLWAY



34SugarMillway.com



WELCOME HOME

Skip the High-Rise. Keep the Lifestyle.

Tucked into the quiet prestige of Bayview & York Mills, in the low-traffic Bayview Millways enclave, this condo townhouse lives bigger than expected – and quieter than you thought possible.

Nearly 1,300 square feet unfold across three finished levels. The living/dining room is washed in natural light from oversized windows, creating a space that feels open, calm, and elevated. Beyond it, a fully enclosed private patio framed by a mature Japanese maple offers something rare in condo living: true outdoor serenity.

An expansive, airy primary offers two closets and proportions that feel genuinely generous. While a Moroccan-inspired bath makes its statement quietly – deep soaker tub, gold hardware, and unmistakable boutique-hotel energy.

Downstairs, a fully finished level adapts to your life. Custom built-ins anchor the space as a guest suite, office, or second bedroom – or remove them entirely and enjoy a full recreation retreat.

New wood flooring throughout. HVAC replaced in 2024. Fab two-car parking with both garage and private driveway. The lifestyle is effortless. Snow removal, landscaping, lawn care, garbage and recycling at your driveway, plus roofs and windows – all handled. In summer, the outdoor pool becomes your escape. The community is impeccably maintained, safe, and exceptionally quiet.

Steps to groceries, cafés, parks and the arena. Five minutes to the ravine trails. Easy TTC access, York Mills Subway, and the 401. Located within the catchment for Harrison PS, Windfields MS and York Mills CI.

For first-time buyers who want space without sacrificing location – or downsizers who value ease but won't give up comfort – this one simply makes sense.

\$70,000 SPENT RECENTLY ON RENOVATIONS & IMPROVEMENTS:

- Upstairs bathroom fully renovated with Moroccan styling with deep 66" soaker tub and gold hardware throughout (2025)
- Flooring replaced throughout the entire home (2025)
- Electrical rewiring completed in kitchen and upstairs bathroom (2024-2025)
- Professional interior painting of main floor, kitchen, and basement (2026)
- New plumbing installed in upstairs bathroom and kitchen, including lines to basement (2024)
- New furnace and central air conditioning system installed (2024)
- New LG washer and dryer

RECENTLY UPDATED BY CONDO CORPORATION:

- Roof redone (2025)
- All windows replaced - Pella (2024)



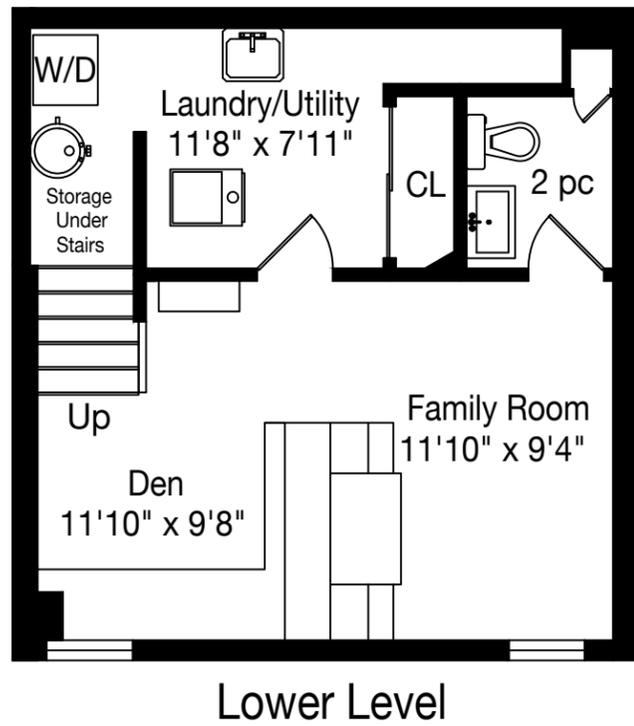
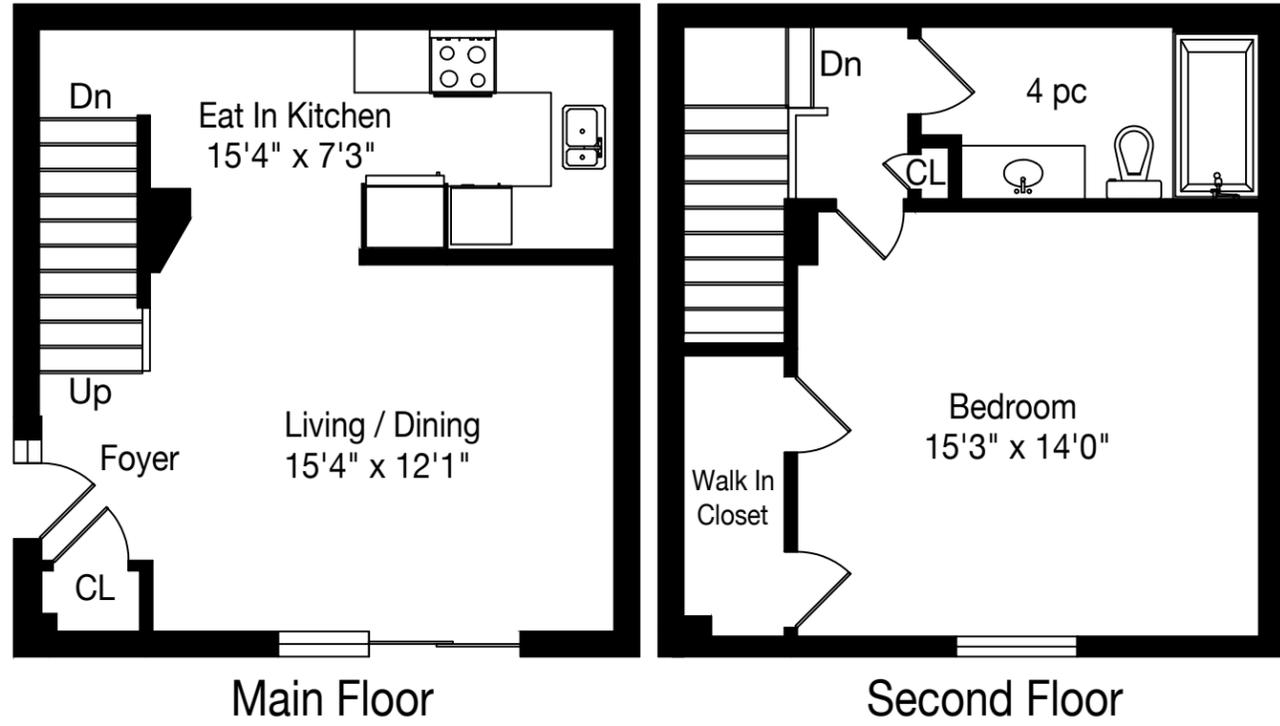
ADDITIONAL INFO

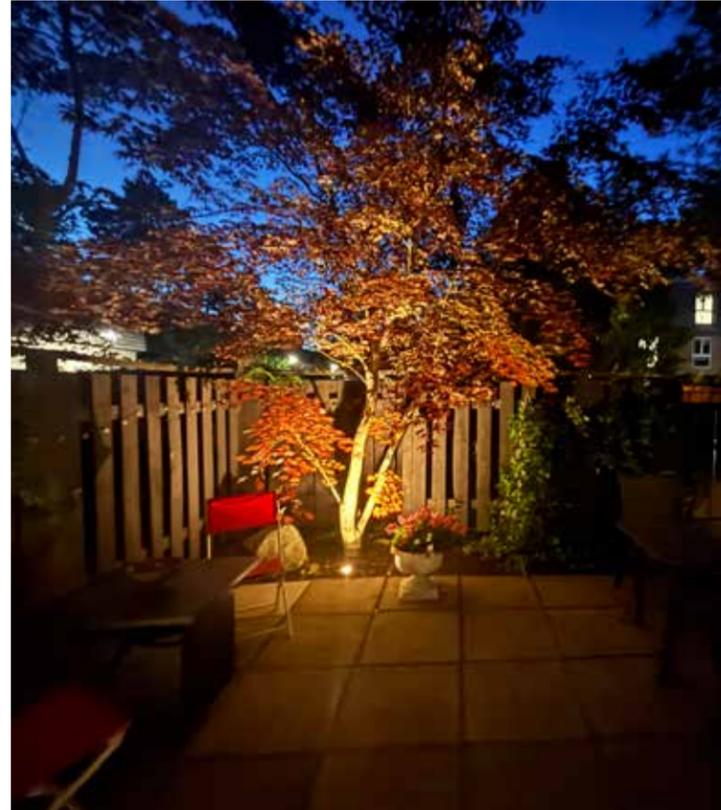
- Property Taxes:** \$4,162.56 (Annual in 2026)
- Possession:** 60 Days/TBD
- Parking:** Parking for two cars in garage and private driveway
- Maintenance Fee:** \$772.15 (monthly 2026)
- Includes:** Water, Building Insurance, Common Elements, Parking, Snow, Lawn Cutting, Landscaping, Garbage & Recycling Pick-up at Driveway, Roofs & Windows
- Square Footage:** 873 sq ft per MPAC + 430 sq ft lower per plans
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** Electricity: Approx. \$92.00/month (2025)
Gas: Approx. \$85.00/month (2025)
- Inclusions:** Stove (Whirlpool), Refrigerator (Frigidaire), Microwave (Samsung), Dishwasher (LG), Washer (LG) & Dryer (LG), All Parts of Furnace and Central Air Conditioner, Garage Remotes (2), All built-in and attached Shelving and All Electrical Light Fixtures.
- Exclusions:** Curtains & Gas BBQ
- Rental Equipment:** Hot Water Tank (\$31.69/month)
- Property Mngmnt:** First Service Residential
- Property Manager:** Arby Collias
416-449-6764
Arbi.Collias@fsresidential.com

A Home Inspection Report dated February 27th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

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.



York Mills Collegiate Institute
Designated Catchment School
Grades 9 to 12
490 York Mills Rd

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

Harrison Public School
Designated Catchment School
Grades PK to 5
81 Harrison Rd

Windfields Middle School
Designated Catchment School
Grades 6 to 8
375 Banbury Rd

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

Other Local Schools
Claude Watson School for the Arts
Grades 4 to 8
130 Doris Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 16 recreation facilities within a 20 minute walk from this address.



Irving Paisley Park / York Mills Arena
2539 Bayview Ave
 2 mins

2 mins

Owen Park
150 Gordon Rd
 8 mins

Windfields Park
120 Banbury Rd
 4 mins

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 3 Ball Diamonds
- 1 Pool
- 3 Sports Fields
- 1 Arena
- 1 Track
- 1 Rink
- 1 Sports Court
- 2 Basketball Courts
- 3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 1.9 km away, and the nearest street transit stop is a 3 minute walk away.

Nearest Rail Transit Stop
Bayview Station

Nearest Street Level Transit Stop
Bayview Ave At York Mills Rd

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 3km.

North York General Hospital
4001 Leslie St

Fire Station
2545 Bayview Ave

Police Station
50 Upjohn Rd

HoodQ

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THE MILLS TEAM



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