

THE MILLS TEAM

is proud to present

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# 34 SUGAR MILLWAY



[34SugarMillway.com](http://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)



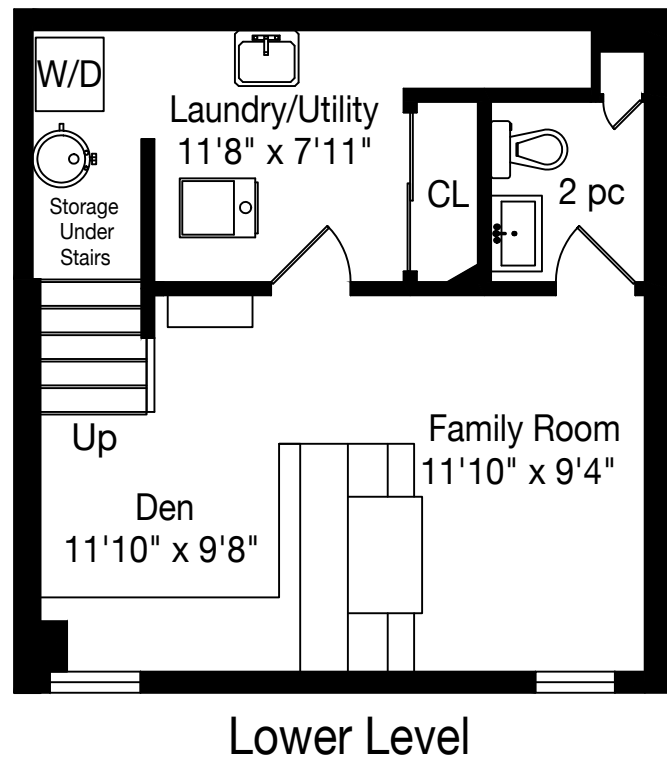
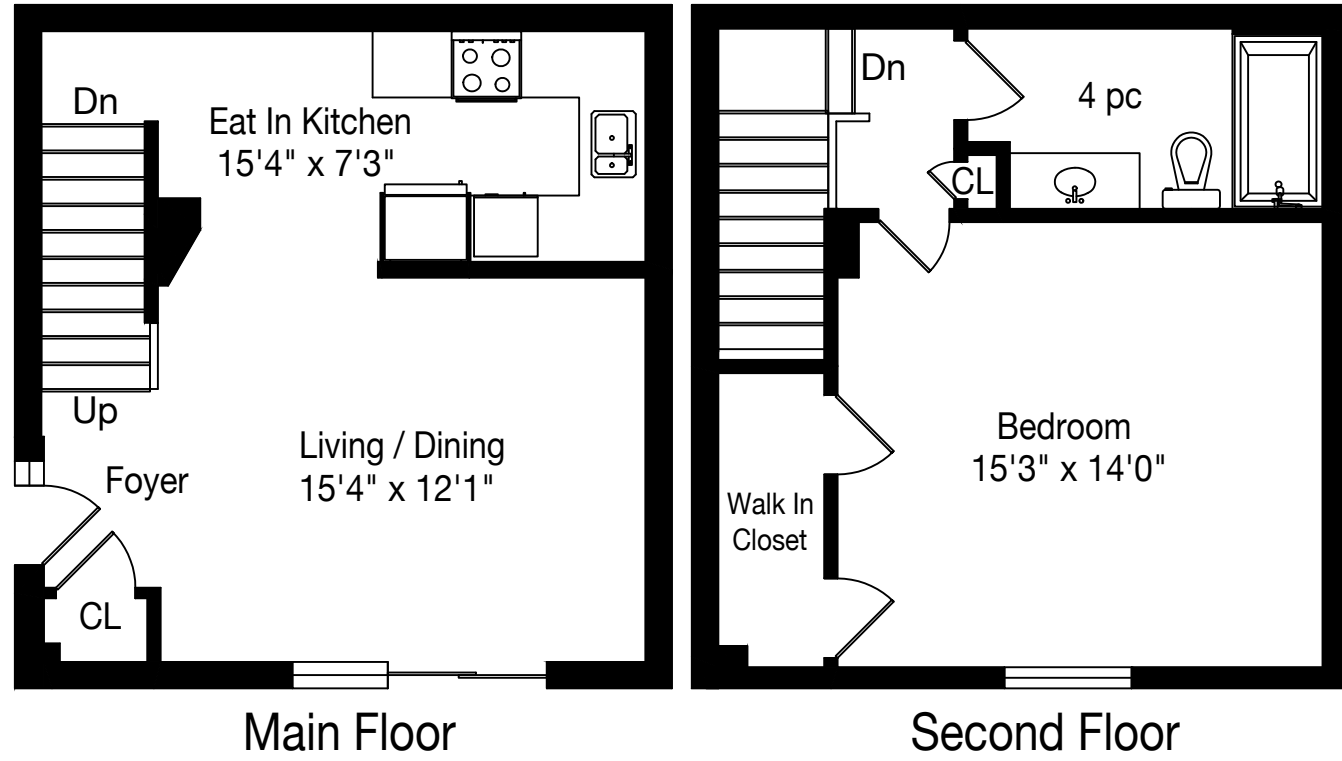
## ADDITIONAL INFO

- Property Taxes:** \$4,162.56 (Annual in 2026)
- Possession:** 60 Days/TBD
- Parking:** Parking for two cars in garage and private driveway
- Maintenance Fee:** \$800.28 (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

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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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