

THE MILLS TEAM

is proud to present

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1105 LESLIE STREET

SUITE 403



[1105Leslie403.com](http://1105Leslie403.com)



## WELCOME HOME

- This bright and spacious Southwest corner suite offers 1252 square feet of living space plus an additional oversized 245 square foot balcony spanning the entire West side of the suite. Enjoy beautiful sunsets and views over Sunnybrook Park
- Renovated eat-in kitchen with breakfast bar and stainless steel appliances
- The open concept design is ideal for entertaining and everyday life
- Primary bedroom 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
- Two full washrooms
- Relax in the beautifully landscaped, private courtyard
- Plenty of building amenities to keep you active and having fun. Two exercise rooms, party room, hobby room with ping pong table and more
- Underground car wash bay
- Two parking spaces and two lockers included
- Convenient guest suite in the building
- Step out and connect to the Don Mills Trail System and Sunnybrook Park for endless adventure, walking, running or biking
- Steps from TTC at the Leslie Street entrance and the New Eglinton Crosstown LRT
- Easy access to The Shops at Don Mills and the Leaside shopping areas on Eglinton Ave, Laird Dr and Bayview Ave
- Close to the DVP and 401 Highways, perfect for getting downtown or out of town
- Ideally designed for those looking to simplify life without compromising on space, comfort or convenience
- A wonderful established community to live in and to call home!

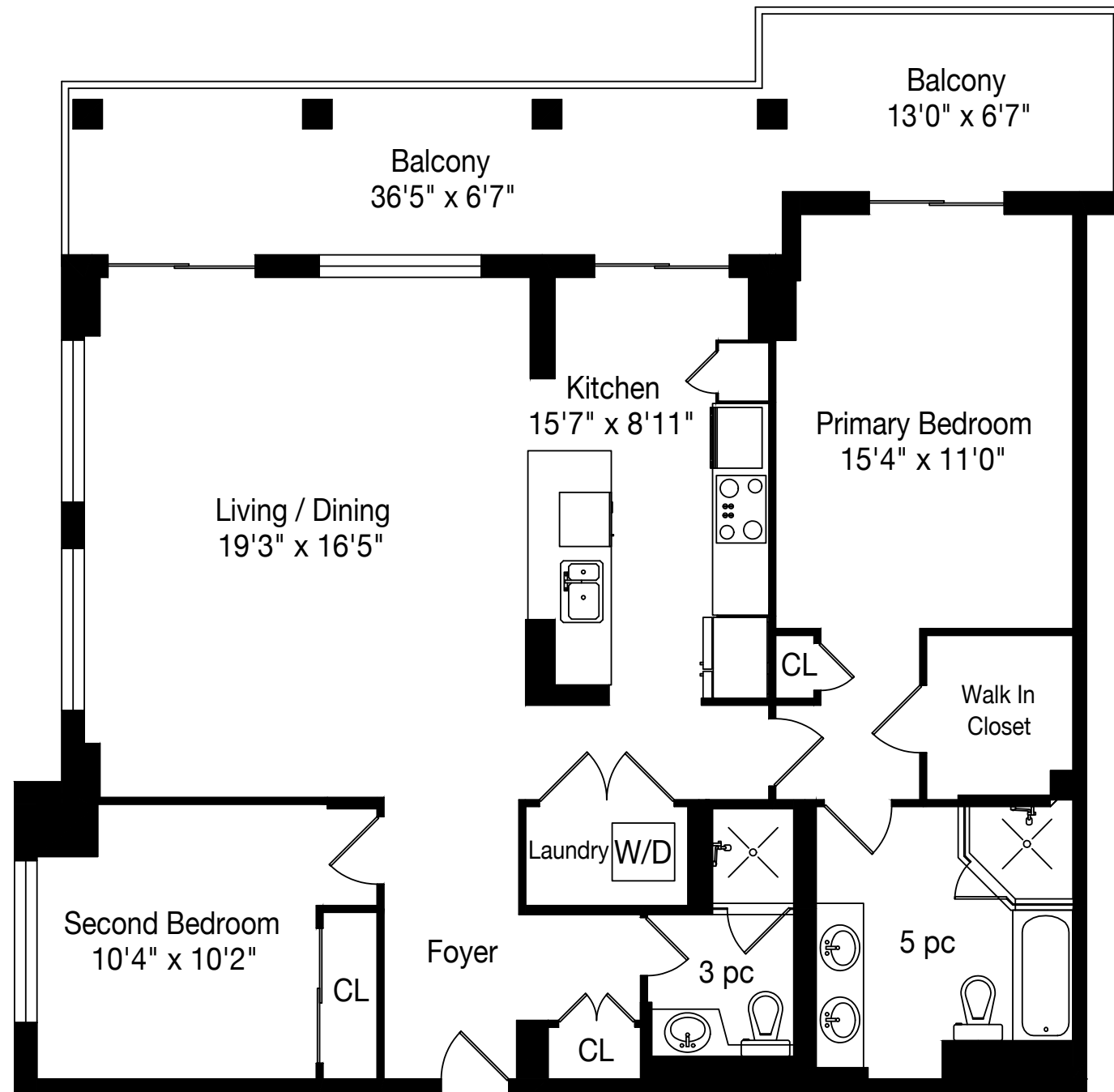


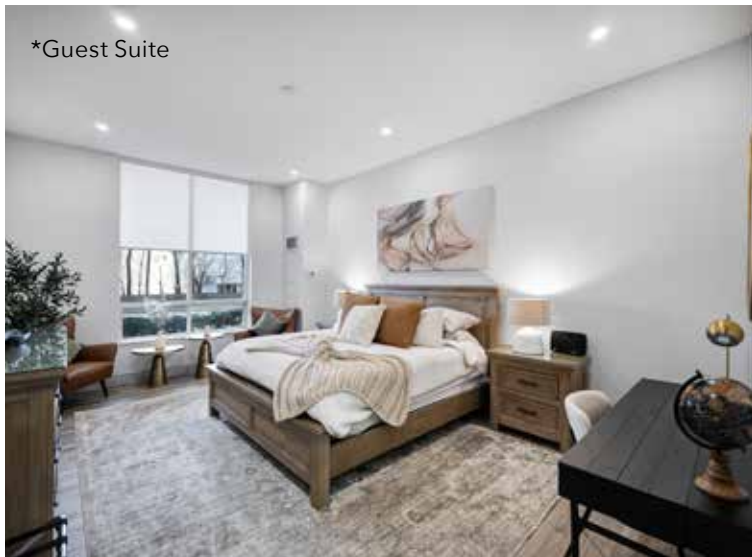
## ADDITIONAL INFO

- Property Taxes:** \$4,074.42 (Annual in 2026)
- Possession:** 30-60 days/TBA
- Parking:** Two owned parking spaces - Level B Unit 29 (Parking No. P2-349) / Level B Unit 68 (Parking No. P2-388)
- Locker:** Two owned lockers - Level B Unit 192 (Storage Locker Unit L2-388) / Level B Unit 201 (Storage Locker Unit L2-397)
- Maintenance Fee:** \$1,548.57 per month
- Includes:** Heat, water, central air conditioning, two parking spaces, two lockers, common elements and building insurance
- Hydro Cost:** Approximately \$45/month (2025)
- Heating/Cooling:** Heating and central air conditioning fan coil (maintained and serviced by the condo corporation)
- Square Footage:** Approximately 1252 sq ft and 245 sq ft balcony
- Amenities:** 24hr concierge, two exercise rooms, sauna in both the men's and women's changeroom, guest suite, car wash bay, party/meeting room, hobby room with ping pong table, theatre room, visitor parking, bike storage and courtyard
- Pet Restrictions:** 2 pet maximum (only one dog - 30 lbs or less)
- Exposure:** Large open balcony with Southwest views
- Property Manager:** First Service Residential  
Lori Douglas  
416-510-2306  
carrington.pm@carringtoncondominiums.ca
- Condo Admin:** Marilynn Squire  
carrington.admin@carringtoncondominiums.ca
- Inclusions:** Stainless Steel kitchen appliances: Fisher & Paykel refrigerator/freezer, Frigidaire cooktop, IKEA oven, hood exhaust, LG dishwasher and Panasonic microwave. Stacked Electrolux washer and dryer, all attached shelving and cabinetry, all window coverings, all drapery tracks and rods 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.



### 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 3 parks and 23 recreation facilities within a 20 minute walk from this address.

### Sunnybrook Park

1132 Leslie



### Serena Gundy Park

134 Rykert Cres



### Wilket Creek Park

1100 Leslie Ave



### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                       |
|---------------------|-----------------------|
| 1 Dog Park          | 1 Skateboard Park     |
| 2 Basketball Courts | 1 Equestrian Facility |
| 12 Sports Fields    | 5 Trails              |



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The Eglinton Crosstown LRT is less than a 10 minute walk and the nearest street transit stop is a 1 minute walk away.

### Nearest Rail Transit Stop

Sunnybrook Park Station (Eglinton LRT)

### Nearest Street Level Transit Stop

1103 Leslie St



## 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



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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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1105Leslie403.com

ROYAL LEPAGE Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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