

THE MILLS TEAM

is proud to present

2 DONCLIFFE PLACE

SUITE 201B



2Doncliffe201B.com



WELCOME HOME

- A rarely offered boutique living experience in the Rosedale Golf Club community
- A sun-filled spacious 2+1 bedroom, 2 bathroom suite offering 1,725 sq ft of living space
- An exclusive boutique building with just 12 suites in the complex
- An ideal option for those looking to downsize without compromising on space, privacy, or elegance
- Thoughtfully designed with a functional layout including a generous living/dining space and a wet bar, great for entertaining
- Natural light throughout from oversized windows throughout and three walk-out balconies overlooking the lush gardens
- Enjoy the timeless features with classic hardwood flooring, molding throughout, and custom built-ins in both the living room and den
- A generously sized primary bedroom fits a King-sized bed and features a walk-in closet, a spa-like 6-piece ensuite, and double glass doors leading to its own serene balcony retreat
- Large bright second bedroom allows for ample space for family or guests to feel at home when visiting
- Versatile den/home office offers a gas fireplace and can easily be converted into a third bedroom
- Features a private ensuite elevator access to a locker as well two underground side by side parking spaces
- A quiet well-managed building offers a strong sense of community in a peaceful setting with ample natural light

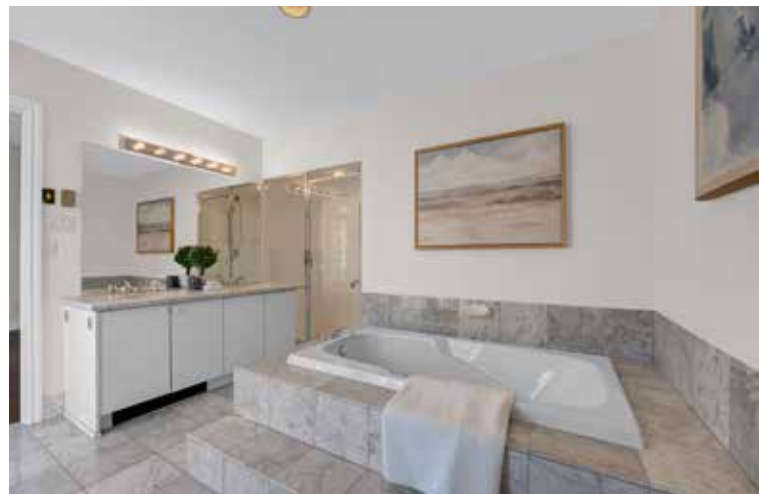


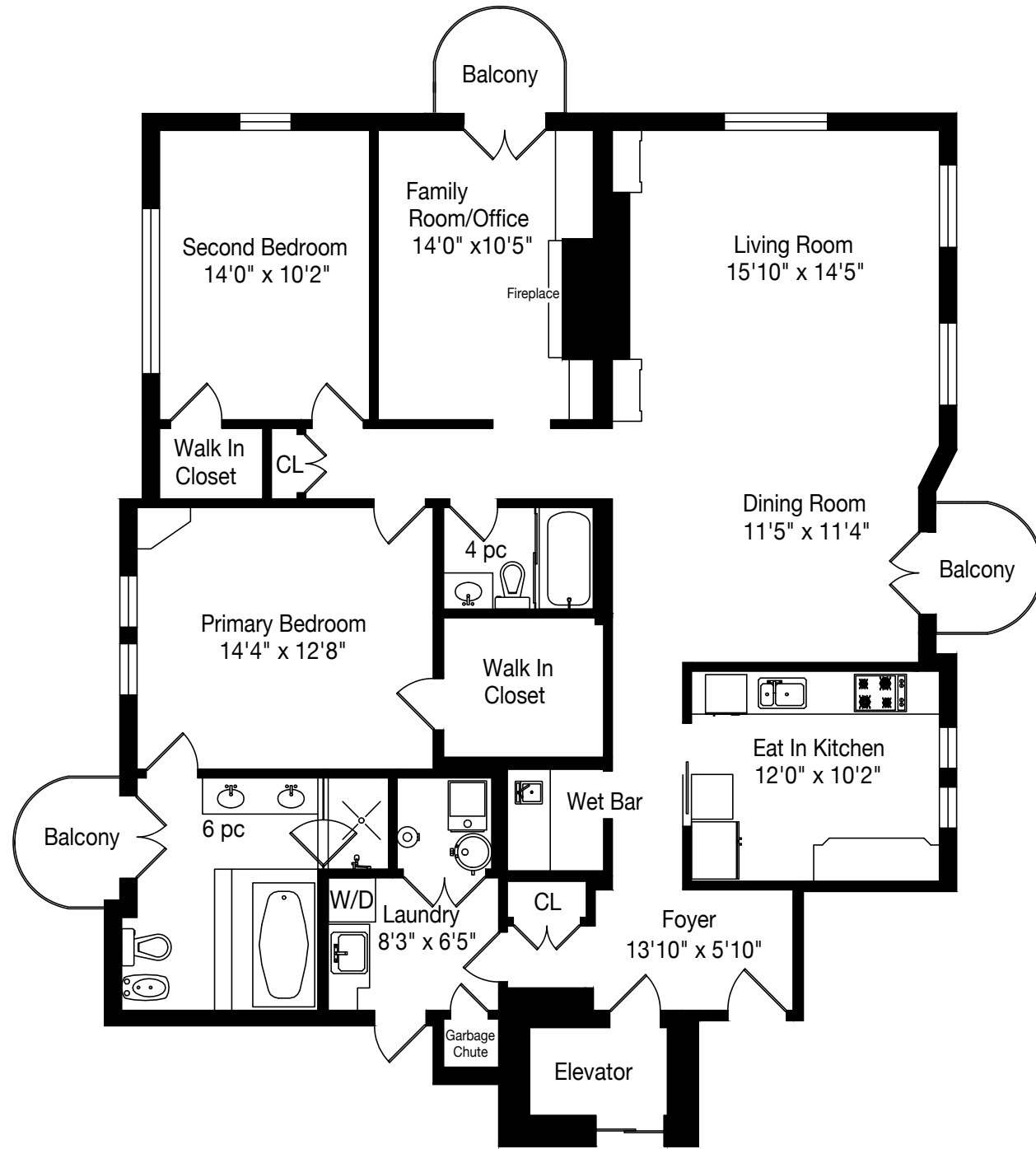
ADDITIONAL INFO

- Property Taxes:** \$9,388.38 (Annual in 2026)
- Possession:** 30-60 days or to be arranged
- Maintenance Fee:** \$1,805.23 (monthly 2026)
- Parking:** 2 underground spaces (Spots #7 & #8 Level B)
- Locker:** 1 exclusive locker (Level B/Unit 3)
- Includes:** Water, cable, internet, common elements, building insurance, and parking
- Heating:** Gas/Forced Air
- Utility Costs:** Hydro: Approx. \$122.00/month (2024)
Gas: Approx. \$84.00 /month (2024)
- Square Footage:** Approximately 1,725 sq ft per floor plans
- Amenities:** BBQs allowed, bike storage and visitor parking
- Pet Restrictions:** No pets allowed
- Exposure:** North-East
- Property Mngmnt:** Thrive Condominium Management Inc
- Inclusions:** Refrigerator (Whirlpool), Stove Top (AEG), Oven (AEG), Dishwasher (LG), Stacked Washer and Dryer (Blomberg), Central Vacuum & Equipment ("As Is"), All Built-in and Attached Shelving, All Window Coverings, All Blinds, and All Electric Light Fixtures (except those excluded), and Gas Fireplace. All inclusions in "as is" condition.
- Exclusions:** Entrance hall ceiling light fixture
- Rental Equipment:** Hot Water Tank (Approximately \$24.79/month)

RENOVATIONS & IMPROVEMENTS

- Professionally painted throughout (2026)
- New broadloom in the second bedroom (2026)







SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



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

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

Northern Secondary School
Designated Catchment School
Grades 9 to 12
851 Mt Pleasant Rd

ÉÉ 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
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 11 recreation facilities within a 20 minute walk from this address.

Rosedale Golf Club
1901 Mt Pleasant Rd

6 mins

Brookfield Parkette
27 Brookfield Rd

8 mins



York Mills Valley Park
3865 Yonge St

6 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
1 Rink
5 Tennis Courts
1 Splash Pad
1 Golf Course
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 13 minute walk away, and the nearest street transit stop is a 3 minute walk away.

Nearest Rail Transit Stop
York Mills Station

13 mins

Nearest Street Level Transit Stop
Yonge Blvd At Yonge St West Side

3 mins

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
3135 Yonge St

Police Station
75 Eglinton Ave W



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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
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