

THE MILLS TEAM

is proud to present

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4978 YONGE STREET

SUITE 3302



[4978Yonge3302.com](http://4978Yonge3302.com)



## WELCOME HOME

**Forever Yonge.** Because let's be honest: life is too short to live in a glorified shoebox.

High up on the 33rd floor of Yonge and Sheppard, this isn't your typical "efficient" condo. This is a suite with actual, honest-to-goodness breathing room and a massive view to match. While the neighbourhood pulses with energy below, life inside this sanctuary is about scale—and that balcony is the star of the show, offering front-row seats to spectacular sunrises that make your morning coffee feel like an event. It's a space that actually respects your lifestyle, featuring a living area where your sectional can breathe, a dedicated dining space, full-sized appliances, and a den with an actual door—because your home office shouldn't also be your kitchen counter.

But the real magic here is the "never-leave-the-building" level of convenience. You've got direct underground subway access, which means you can officially retire your parka for the morning commute. Rain, snow, or a Toronto slush-fest? Not your concern. You're living in a building that just completed a total refresh; from the sleek new lobby to the polished hallways, the 2026 glow-up feels more like a luxury hotel than a condo.

The amenities are a total flex. Whether you're perfecting your swing in the golf simulator, hitting the indoor pool and sauna, or hosting a night in the billiards room and guest suite, the facilities are top-tier and freshly updated. When you do venture out, the world is quite literally at your doorstep. Every imaginable cuisine, midnight grocery runs, the cinema, and green parks are all within a three-minute radius.

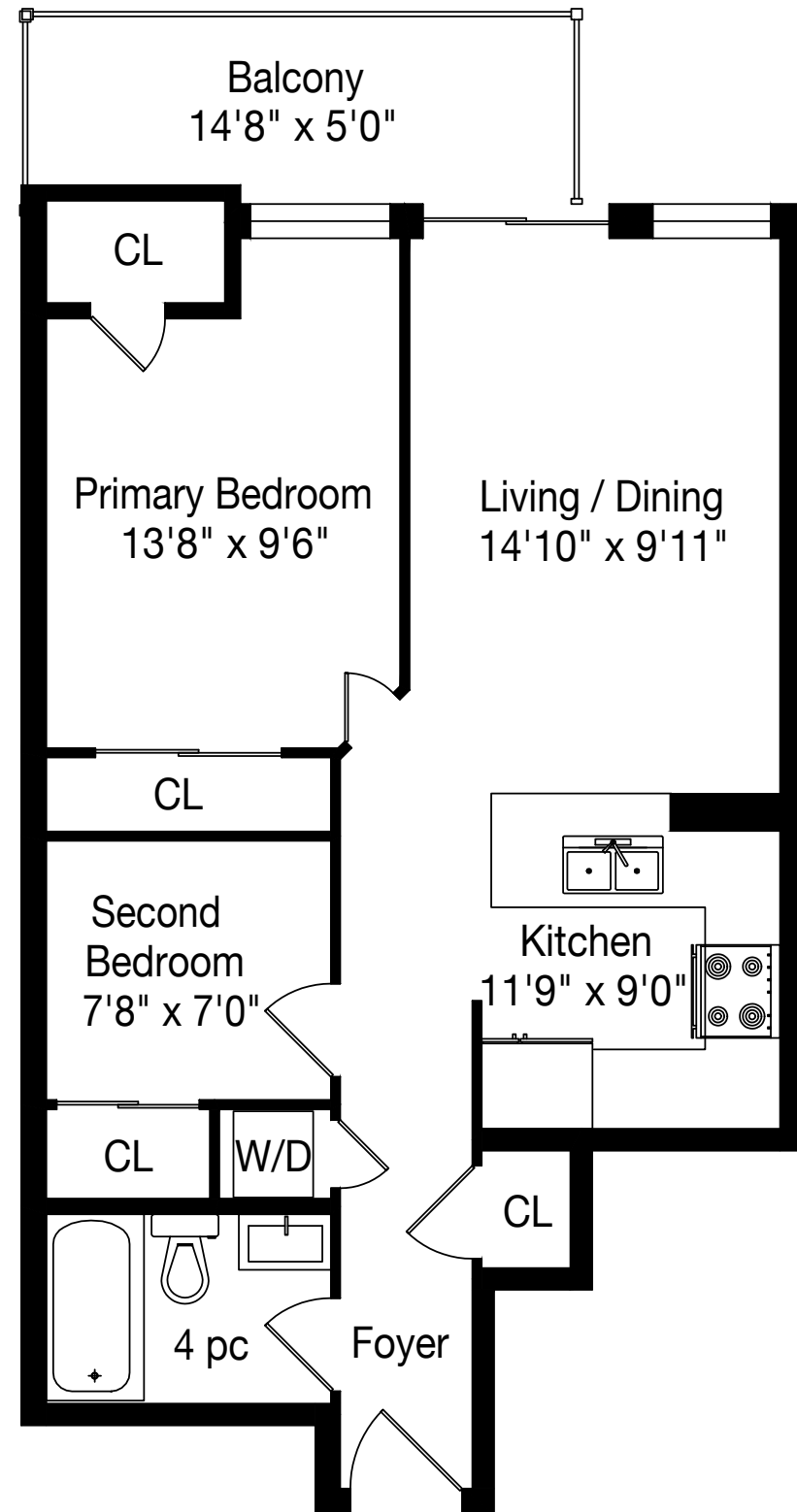
Wrap it all up with an owned parking spot, a locker that actually holds your gear, and a mountain of free visitor parking that will make you the most popular friend in the city. It's big, it's bright, and it's connected to everything. Welcome to the big leagues. Welcome to **Forever Yonge.**



## ADDITIONAL INFO

- Property Taxes:** \$2,375.38 (Annual in 2025)  
**Possession:** 30-60 Days/TBD  
**Maintenance Fee:** \$649.80 (monthly 2026)
- Includes:** Water, Common Elements, Building Insurance, Locker, and Parking
- Parking:** 1 underground parking space (Spot #C201 - Level C, Unit 35)
- Locker:** 1 owned locker (#C271 - Level C, Unit 159)
- Heating:** Gas / Forced Air - owned and maintained by suite owner
- Utility Costs:** Hydro: Approx. \$66/month (2025-2026)  
Gas: Approx. \$38/month (2025-2026)
- Security:** Full-time concierge - 24 hours / 7 days per week, enter phone system
- Square Footage:** 650 sq ft per MPAC + 70 sq ft balcony
- Amenities:** Concierge, Gym, Indoor Pool, Sauna, Golf Simulator, Games Room, Guest Suite, Party Room/ Meeting Room, and Visitor Parking
- Pet Restrictions:** Maximum of 2 pets weighing less than 22 pounds
- Exposure:** West
- Property Manager:** Del Property Management
- Condo Manager:** [ultimanorth.admin@delcondos.com](mailto:ultimanorth.admin@delcondos.com)  
416-225-6282  
Biljana Pajic
- Concierge:** 416-225-9218
- Inclusions:** Refrigerator(GE), Stove (GE), Dishwasher (GE), Microwave (Samsung), Washer and Dryer (GE), All built-in and Attached Shelving, All Electric Light Fixtures and All Window Coverings
- Exclusions:** None
- Rental Items:** None







## SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### Nearby Schools

**Willowdale Middle School**  
Designated Catchment School  
Grades 6 to 8  
225 Senlac Rd

**Cameron Public School**  
Designated Catchment School  
Grades PK to 5  
211 Cameron Ave

**Northview Heights Secondary School**  
Designated Catchment School  
Grades 9 to 12  
550 Finch Ave W

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

**ÉE Paul-Demers**  
Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

**Other Local Schools**  
**Claude Watson School for the Arts**

Grades 4 to 8  
130 Doris Ave

**Lester B. Pearson Elementary School**  
Grades K to 8  
7 Snowcrest Ave

## PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.

**Mel Lastman Square**  
5100 Yonge St  
 3 mins

3 mins

**Douglas Snow Aquatic Centre**  
5100 Yonge St  
 3 mins

3 mins



**Willowdale Lawn Bowling Club**  
150 Beecroft Ave  
 3 mins

3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                 |                             |
|-----------------|-----------------------------|
| 1 Playground    | 1 Community Centre          |
| 1 Pool          | 1 Splash Pad                |
| 1 Rink          | 3 Outdoor Games Facilities  |
| 4 Tennis Courts | 1 Arts/Performance Facility |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 4 minute walk away, and the nearest street transit stop is a 1 minute walk away.

**Nearest Rail Transit Stop**  
North York Centre Station

4 mins

**Nearest Street Level Transit Stop**  
Yonge St At Upper Madison Ave (North)

1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 4km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
12 Canterbury Pl

**Police Station**  
30 Ellerslie Ave

**HoodQ**

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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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**ROYAL LEPAGE** Signature  
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