

THE MILLS TEAM

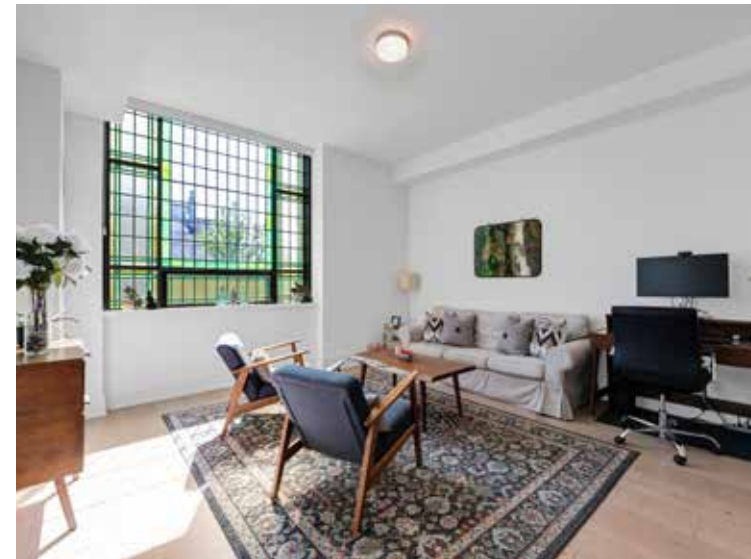
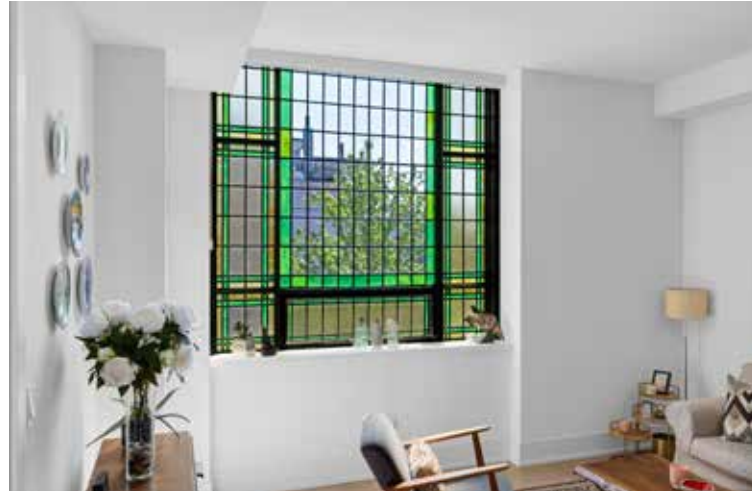
is proud to present

14 DEWHURST BOULEVARD

SUITE 206



14Dewhurst206.com



WELCOME HOME

Few Toronto lofts capture the romance of historic architecture quite like this one.

Behind original stained glass windows in the historic Sunday School Lofts, morning light pours into a home that perfectly balances heritage architecture with modern design imagination.

Tucked inside the original portion of this iconic building, this remarkable two-bedroom, two-bathroom residence feels less like a condominium and more like a thoughtfully reimagined piece of Toronto history. Soaring ceilings and rich hardwood floors create an atmosphere that is both dramatic and warm, with light and volume doing much of the storytelling.

The 1,030 sq ft layout is exceptionally well considered: an expansive open-concept living and dining space anchored by a substantial kitchen island, full-sized appliances, floor-to-ceiling cabinetry and designer lighting throughout. Every detail feels intentional – refined, functional and beautifully resolved.

The primary suite offers custom organizers in a walk-in closet and a calm, boutique-hotel sensibility. A second bedroom with closet provides true flexibility for guests, family or work-from-home use. Both washrooms are beautifully designed with a clean, contemporary aesthetic consistent with the building's newer construction and overall architectural vision.

What makes Sunday School Lofts so compelling is the dialogue between old and new – preserved heritage details paired with a complete, high-quality modern build. This suite captures that balance effortlessly.

Set within an intimate, meticulously maintained boutique building known for its strong sense of community and manicured grounds, the location is equally exceptional. Step outside to the best of the Danforth: independent restaurants, cafés, specialty grocers, fitness studios, parks, schools and the library, all moments away. Donlands subway station sits directly across the street, making downtown access seamless.

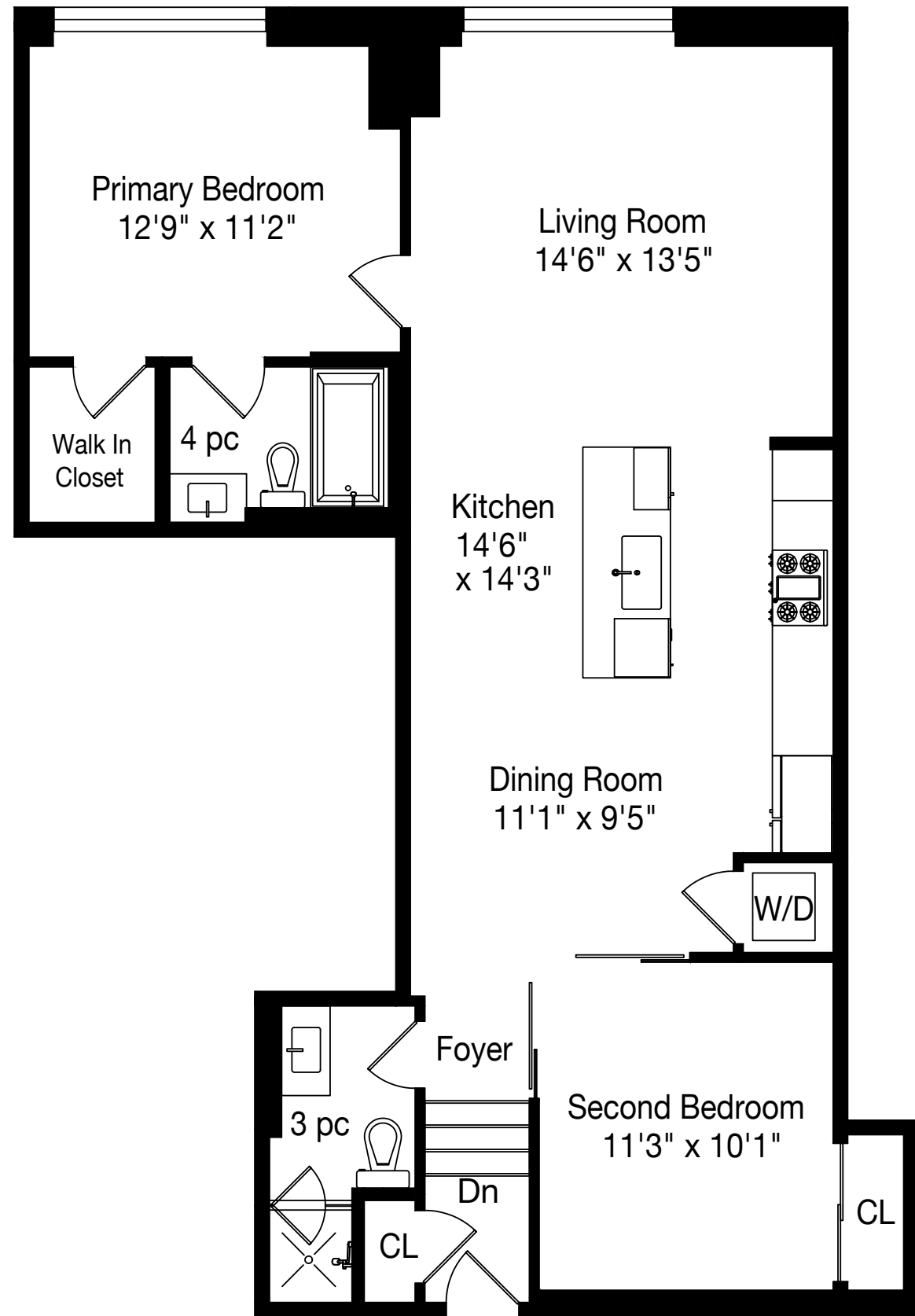
Includes separate storage locker and highly convenient rental parking available immediately next door in the Green P lot – as close as it gets.



ADDITIONAL INFO

- Property Taxes:** \$4,672.93 (Annual in 2026)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$947.26 (monthly 2026)
- Includes:** Gas, Common Elements, Building Insurance, and Locker
- Parking:** Monthly rental parking available at GreenP lot #142 on Langford (\$65.00/month)
- Locker:** 1 owned locker (Level A, Unit 34)
- Heating:** Heat pump with central air conditioning (rental heat pump - owned and maintained by Enercare)
- Utility Costs:** *Hydro and Water:* Approx. \$49/month (2025-2026)
- Square Footage:** Approximately 1,030 sq ft as per MPAC
- Amenities:** Bike racks, party/meeting room and security system
- Pet Restrictions:** Two common household pets welcome (cats, dogs, small caged birds or an aquarium of fish)
- Exposure:** East
- Property Manager:** Nadlan Harris
- Condo Manager:** Alec Napier
416-915-9115 ext 51
alec@nadlan-harris.com
- Inclusions:** Refrigerator (Fisher & Paykel), Stove (Whirlpool), Dishwasher (Whirlpool), Microwave (Panasonic), Hood Fan, Stacked Washer and Dryer (Whirlpool), All built-in and attached Shelving, All Electric Light Fixtures, and All Window Coverings. All light fixtures and appliances are in as-is condition
- Exclusions:** None
- Rental Items:** Heat pump (Enercare - \$115/month)







SCHOOLS

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



Wilkinson Junior Public School

Designated Catchment School
Grades PK to 6
53 Donlands Ave

Earl Grey Senior Public School

Designated Catchment School
Grades 7 to 8
100 Strathcona Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 10
24 Mountjoy Ave

ÉE La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Riverdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 7 recreation facilities within a 20 minute walk from this address.

Langford Parkette
13 Woodycrest Ave



1 min

Kempton Howard Park
86 Blake St



6 mins

Phin Avenue Parkette
115 Condor Ave



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 1 Ball Diamond
1 Basketball Court 3 Splash Pads



TRANSIT

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

Nearest Rail Transit Stop
Donlands Station

1 min

Nearest Street Level Transit Stop
Danforth Ave At Jones Ave

1 min

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 2km.

Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave

Fire Station

153 Chatham Ave

Police Station

101 Coxwell Ave



Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

14 DEWHURST BOULEVARD, SUITE 206



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

14Dewhurst206.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative