

THE MILLS TEAM

is proud to present

650 LAWRENCE AVENUE W

SUITE 106



650Lawrence106.com



WELCOME HOME

- No need for a car in this incredibly convenient location
- Walk to Lawrence West Subway Station providing excellent access to downtown, Yorkdale Mall and York University
- In under a 10-minute walk, daily shopping conveniences are found at the Lawrence Allen Shopping Centre including groceries and Canadian Tire
- This special suite is efficiently designed to use every square foot of space
- Fabulous walkout to your private patio with community courtyard beyond
- Ideal for getting outside in this pet friendly building. No need for the elevator. There is also a building entrance beside the suite so you can bypass the lobby
- Enjoy this bright space with large windows and 9 foot high ceilings
- Professionally painted with lovely laminate flooring and convenient ensuite laundry
- All utilities included in the maintenance fee: hydro, water, heat, central air conditioning building amenities, visitor parking and bike storage
- A friendly community with an active social committee planning fun events such as an annual BBQ party, bingo club, exercise classes and more
- On-site property manager Monday-Friday and Security Guard 6:00pm-6:00am weekdays and 24/7 on weekends
- Easy access to the Allen Expressway and the 401 Highway
- The Shermount Condominium Building, proudly built by Tridel, offers exception value and is a wonderful place to call home!

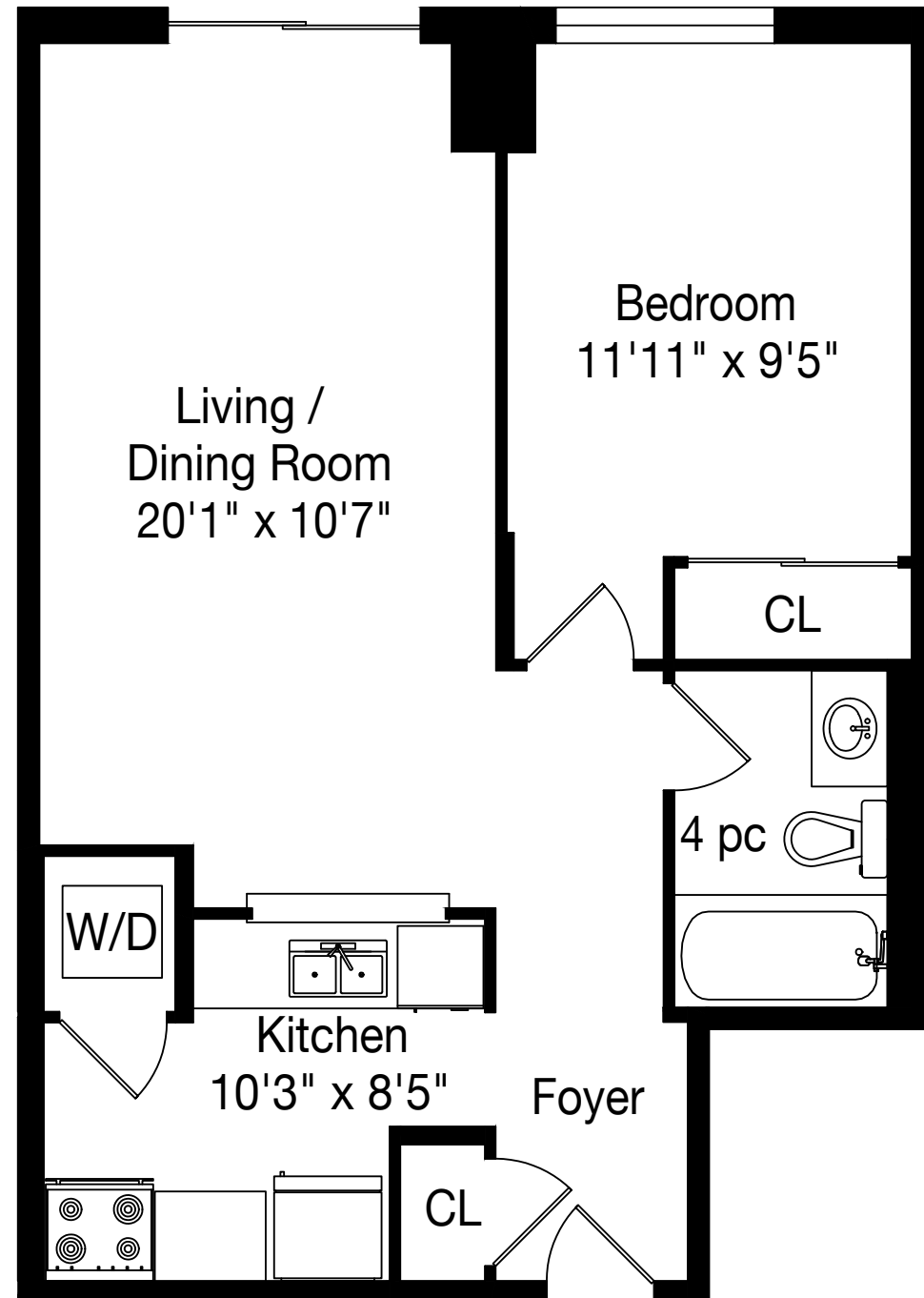


ADDITIONAL INFO

- Property Taxes:** \$1,818.53 (Annual in 2026)
- Possession:** 30-60 days/TBA
- Parking:** No parking
- Locker:** No locker
- Maintenance Fee:** \$478.43 per month
- Includes:** Hydro, heat, water, central air conditioning, common elements and building insurance
- Heating/Cooling:** Fan coil with central air conditioning (maintained, repaired and replaced by the by condo corporation)
- Square Footage:** Approximately 610 sq ft (as per MPAC)
- Amenities:** Party room, library/common room, outdoor patio, courtyard, bike storage and visitor parking
- Security:** On-site Property Manager - Monday 11am-7pm and Tuesday-Friday 8am-4pm
Security guard Monday-Friday 6pm-6am and Weekends 24/7
Enter phone system for access into the building
- Pet Restrictions:** Household pets welcome
- Exposure:** East views with patio/outdoor area
- Property Manager:** Trilogy Property Management Ltd.
Laksh Gosain
416-782-4772
manager@theshermount.ca
- Inclusions:** Amana refrigerator/freezer, Whirlpool stove, Reversomatic exhaust hood, Whirlpool dishwasher, Whirlpool stacked washer and dryer, all attached shelving and cabinetry, all window coverings and all electric light fixtures

E & OE







SCHOOLS

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



Nearby Schools

John Polanyi Collegiate Institute

Designated Catchment School
Grades 9 to 12
640 Lawrence Ave W

Flemington Public School

Designated Catchment School
Grades PK to 5
10 Flemington Rd

Lawrence Heights Middle School

Designated Catchment School
Grades 6 to 8
50 Highland Hill

ÉE Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Other Local Schools

Bannockburn Public School

Grades PK to 4
12 Bannockburn Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 9 recreation facilities within a 20 minute walk from this address.



Lawrence Heights Community Centre

5 Replin



1 min

Fraserwood Park

57 Fraserwood Ave



4 mins

Lawrence Heights Park

3 Flemington Rd



3 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Pool
1 Community Centre

1 Skateboard Park
1 Fitness/Weight Room
1 Gym

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 minute walk away.

Nearest Rail Transit Stop

Lawrence West Station

4 mins

Nearest Street Level Transit Stop

Lawrence Ave West At Shermount Ave

1 min

SAFETY

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

Humber River Hospital

1235 Wilson Ave

Fire Station

476 Lawrence Ave W

Police Station

1435 Eglinton Ave W

HoodQ

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ROYAL LEPAGE **Signature**
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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