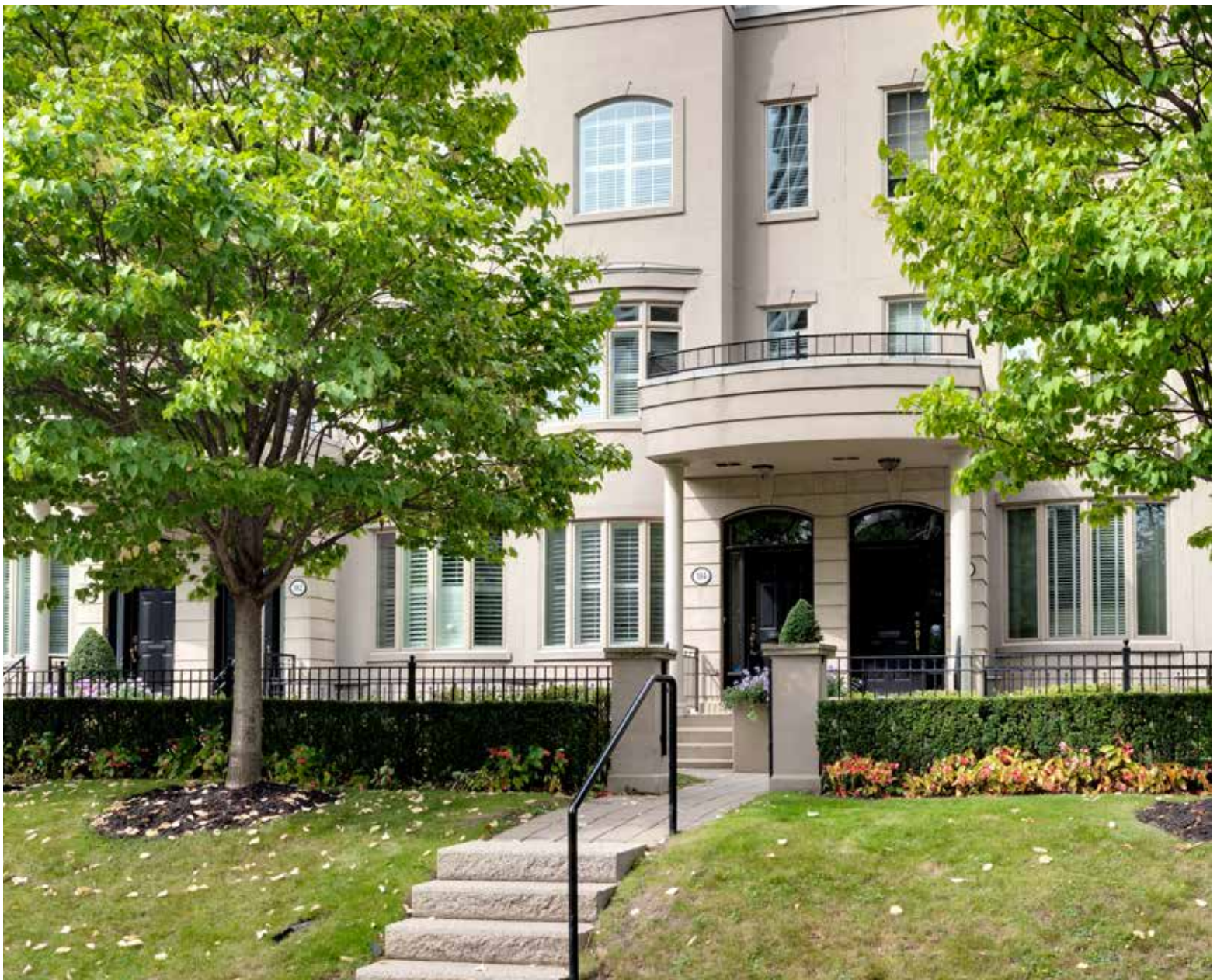


THE MILLS TEAM

is proud to present

104 PLEASANT BOULEVARD



104Pleasant.com



WELCOME HOME

- Exclusive enclave of Georgian-style executive townhomes
- Coveted Yonge & St. Clair neighbourhood
- Bright, spacious & beautifully designed
- Gracious house-like living with condominium convenience
- Open-concept kitchen & great room
- Walkout to private rear patio with BBQ
- Generous dining room for entertaining
- Entire third-floor primary retreat
- 5-piece ensuite, walk-in closets & two skylights
- Convenient third-floor laundry
- Flexible second-floor layout for bedrooms / family room / office space
- Potential for a second primary suite on the second floor
- Lower-level recreation room with heated floors and 3-piece washroom
- Two underground parking spaces with direct access into the home
- Large private storage locker room at your doorstep
- Concierge, underground guest parking & bike storage
- Party room & property management
- Lawn & snow care
- Pet-friendly living
- Subway entrance at the end of the block
- Steps to restaurants, cafés, shops & Farm Boy grocer
- Walk to David Balfour Park & ravine trails
- Easy access to the Beltline & Evergreen Brick Works
- Refined, low-maintenance Midtown lifestyle

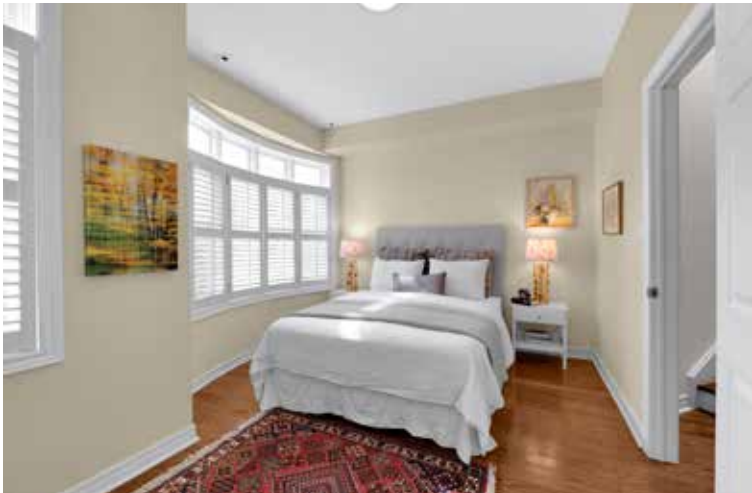


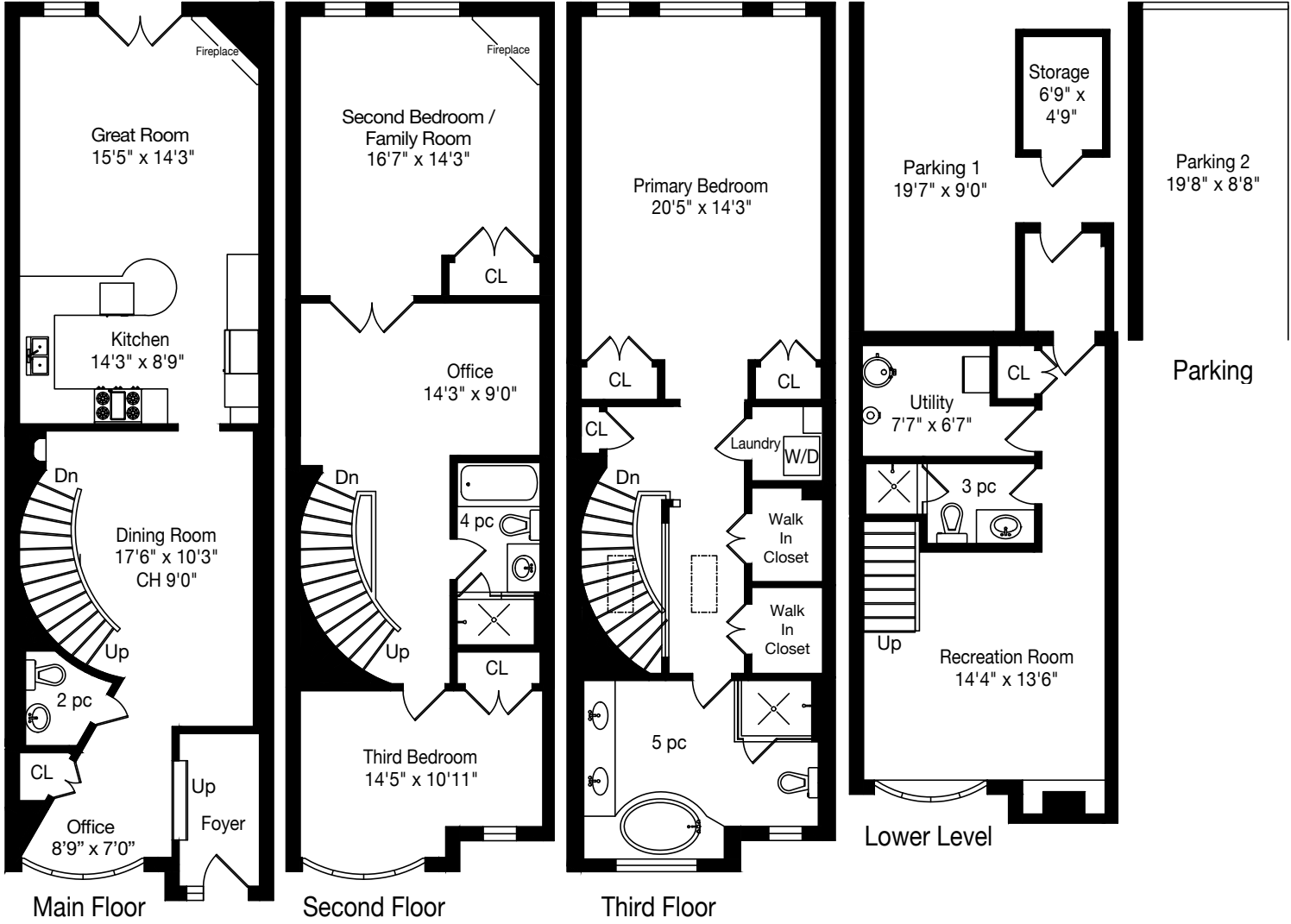
ADDITIONAL INFO

- Property Taxes:** \$11,824.26 (Annual in 2026)
- Possession:** 60 days or to be arranged
- Parking:** Two owned parking spaces:
 - One at lower level door entry
 - Level A Unit 11 (across lower level door entry)
- Locker:** Self-contained storage room at lower level door entry
- Maintenance Fee:** \$2,390 per month
- Includes:** Water, Rogers cable TV & internet, common elements, building insurance, parking, landscaping, snow removal and exterior building maintenance (including roof, windows and doors)
- Heating/Cooling:** Forced air gas furnace with central air conditioner (owned and maintained by the suite owner)
- Utility Costs:** *Electricity:* Approx. \$153/month (2025)
Gas: Approx. \$85/month (2025)
- Amenities:** 24/7 concierge and party room at 38 Avoca, superintendent, visitor parking and bike storage
- Square Footage:** Approximately 2,556 sq ft (as per MPAC)
- Pet Restrictions:** Pet friendly complex
- Exposure:** North and South exposure
- Property Manager:** Property Wright Management Inc.
Irina Nikonova: 416-549-1412
- Inclusions:** SubZero refrigerator/freezer, JennAir stove, exhaust hood, GE dishwasher, GE washer and dryer, all attached and built-in shelving and cabinetry, all window coverings including California Shutters, all electric light fixtures, central vacuum and all related equipment (as-is condition - never used by Sellers), primary ensuite bathroom jet tub (as-is condition - never used by Sellers), in-floor heating in lower level, gas line hookup for BBQ, propane tank BBQ and two garage door remotes
- Rental Equipment:** Hot water tank (approx. \$76.41 + HST/month) and security system and all related equipment (Telus - approx. \$40/month)

A Home Inspection Report dated September 23, 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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.



Nearby Schools

Deer Park Jr and Sr Public School

Designated Catchment School
Grades PK to 8
23 Ferndale Ave

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉÉ Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

Central Technical School

Grades 9 to 12
725 Bathurst St

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

PARKS & REC

This home is located in park heaven, with 3 parks and 16 recreation facilities within a 20 minute walk from this address.



David A. Balfour Park

240 Mount Pleasant
8 mins

Moorevale Park

175 Moore Ave
10 mins

Pricefield Road Playground

50 Pricefield Rd
9 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|--------------------------|
| 3 Playgrounds | 1 Sports Field |
| 5 Tennis Courts | 2 Splash Pads |
| 1 Basketball Court | 1 Outdoor Games Facility |
| 1 Ball Diamond | 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 4 minute walk away, and the nearest street transit stop is a minute walk away.

Nearest Rail Transit Stop

St Clair Station



4 mins

Nearest Street Level Transit Stop

Avoca Ave At Pleasant Blvd South Side



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 3km.

Toronto General Hospital (University Health Network)

200 Elizabeth St

Fire Station

20 Balmoral Ave

Police Station

75 Eglinton Ave W

HoodQ

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104 PLEASANT BOULEVARD



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

104Pleasant.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