



THE MILLS TEAM
is proud to present

75 WYNFORD HEIGHTS CRESCENT
SUITE 1906



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca*, Michael Adams*, Laura Lee*, Sue Mills*, Alex Mills**, Victoria Mills
Delsnyder, Katie Mills*, Diane Fujita*, Sarah O'Neill* | * SALES REPRESENTATIVE ** BROKER

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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 ** Broker

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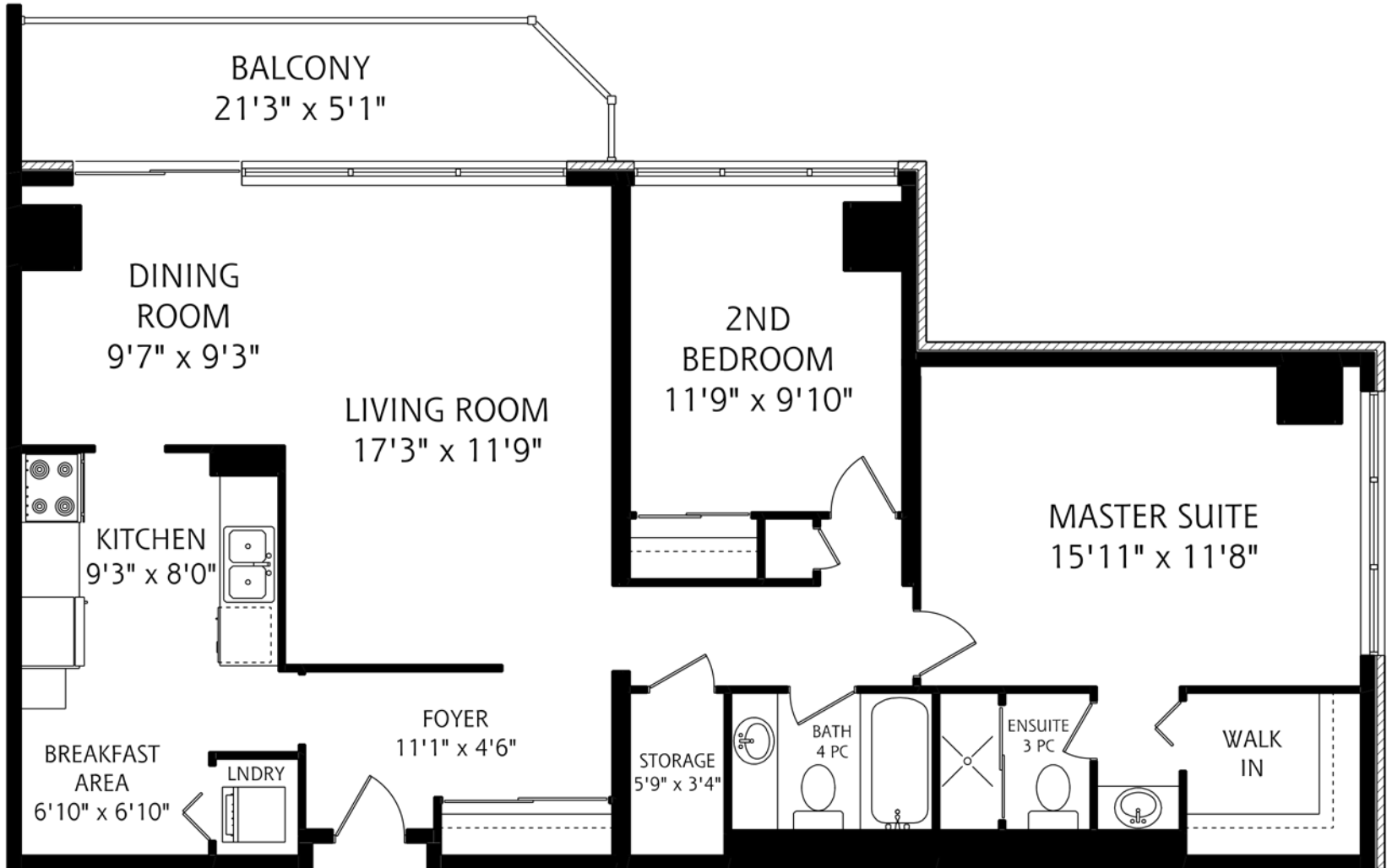
ADDITIONAL INFO

- Property Taxes:** \$2,116.35 (Annual in 2019)
- Parking:** Two owned underground parking spaces:
Level B Unit 136 (SB-B136)
Level B Unit 137 (SB-B137)
- Possession:** 30-60 days or to be arranged
- Maintenance Fee:** \$1,027.14 per month
- Includes:** Hydro, heat, water, central air conditioning, cable TV, common elements, building insurance and parking
- Heating:** Forced air gas fan coil with central air conditioning (maintained and repaired by the condo corporation)
- Square Footage:** Approximately 1,181 sq ft (as per floor plans)
- Amenities:** Indoor pool & whirlpool, sauna, exercise room, party room, workshop, library, squash court, golf driving range, billiards room, outdoor tennis court and visitor parking
- Security:** Full-time concierge - 24 hours / 7 days per week and enter phone system
- Pet Restrictions:** Maximum of 2 cats, 4 caged birds and/or aquarium fish tank with 50 gallon capacity
- Exposure:** South-east facing with an open balcony
- Property Manager:** Crossbridge Condominium Services
Darnel Somers - 416.447.3464
- Inclusions:** Whirlpool refrigerator/freezer, Whirlpool stove, GE built-in microwave/exhaust hood, Moffat dishwasher, Frigidaire stacked front loading washer and dryer, all attached shelving and cabinetry, all window coverings and all electric light fixtures



E&OE

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1,181 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

