

THE MILLS TEAM

is proud to present

1101 LESLIE STREET

SUITE 403



[1101Leslie403.com](http://1101Leslie403.com)





## SPECIAL FEATURES

- Welcome to one of the most stunning suites ever offered at the coveted Carrington Condos
- Enjoy spectacular sunsets from this redesigned and renovated southwest facing corner suite overlooking 900 acres of wooded parkland
- Entertain family and friends in the gorgeous open concept living space
- Enjoy your morning coffee, and later relax with a glass of wine on the expansive covered balcony
- Beautifully renovated kitchen and updated bathrooms
- 2 car parking and rarely found 2 lockers
- Steps to the future Eglinton LRT station
- Easy access to downtown and the DVP & 401 highways
- Walk, jog, cycle and picnic in the Sunnybrook Park, Wilket Creek & Serena Gundy Parkland system
- Stroll along a neighbourhood path to the nearby Shops At Don Mills

## OVER \$70,000 SPENT ON RECENT RENOVATIONS & IMPROVEMENTS BY CURRENT OWNER:

- Stunning renovated open concept kitchen featuring new (2020) stainless steel GE Café appliances and Caesarstone countertops
- Beautiful bathroom updates
- Custom California shutters and custom drapery
- Inviting electric fireplace with Caesarstone surround
- Updated lighting in kitchen, primary bedroom and bathrooms
- Painted throughout (2020)

## BUILDING RENOVATIONS & UPGRADES IN PROGRESS:

- Renovated lobby and hallways
  - Furniture and artwork near completion
- Updated party room
  - Furniture and artwork near completion
- Elevator refurbishment

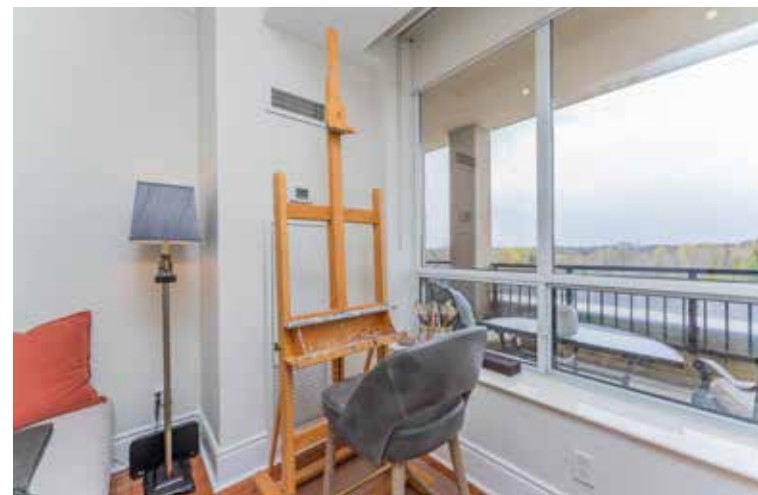




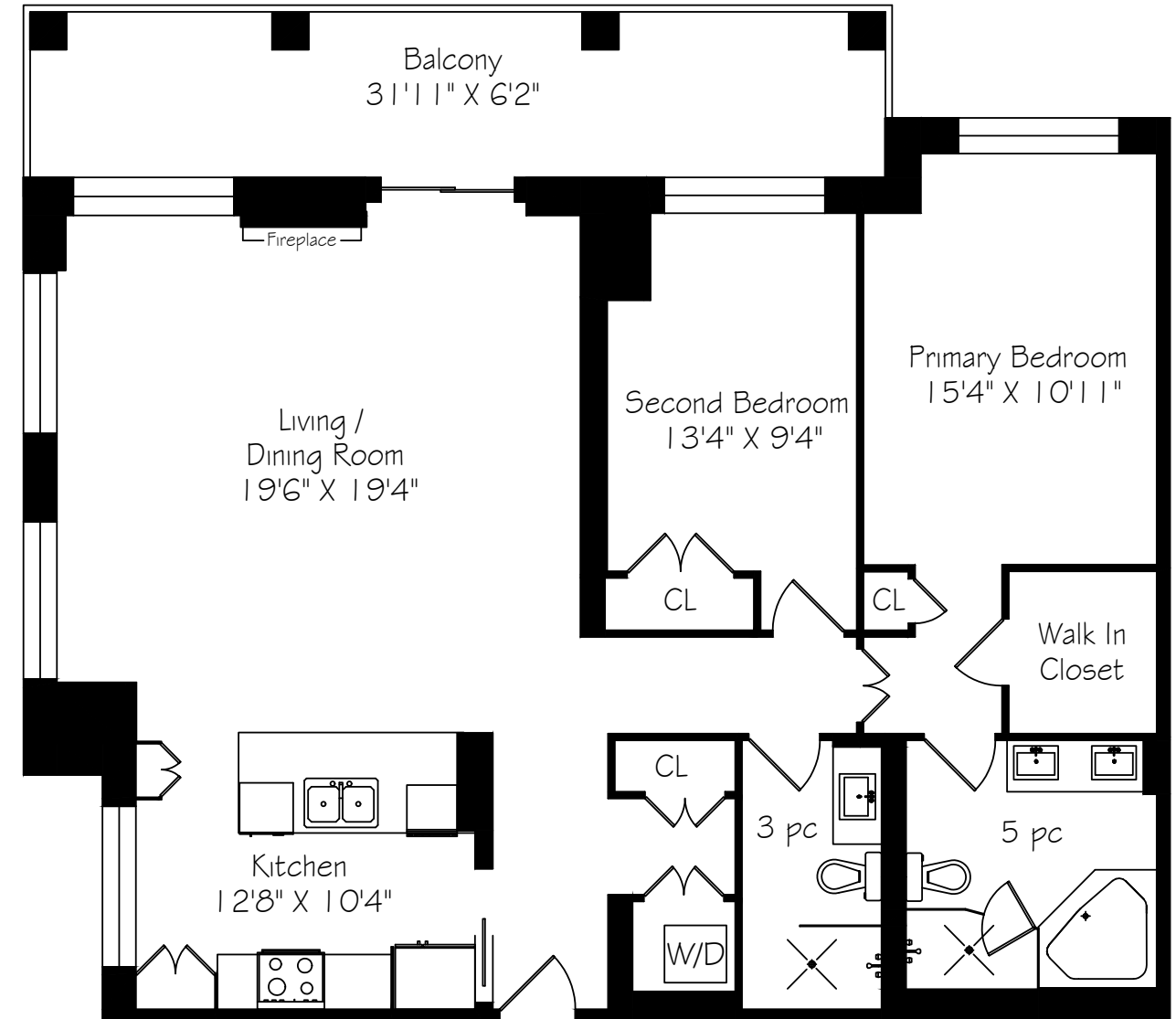
## ADDITIONAL INFO

- Property Taxes:** \$3,718.16 (Annual in 2020)
- Possession:** 60 Days/TBD
- Parking:** Two owned parking spaces:  
Level B Unit 60 (P2-060)  
Level B Unit 61 (P2-061)
- Locker:** Two owned lockers:  
One owned locker in 1101 Leslie St  
Level B Unit 137 (L2-137)  
One owned locker in 1105 Leslie St  
Level B Unit 354 (L2-158)
- Maintenance Fee:** \$1,305.10 per month
- Includes:** Hydro, heat, water, central air conditioning, common elements, building insurance, parking, and locker
- Heating/Cooling:** Heating and central air conditioning fan coil (maintained and serviced by the condo corporation)
- Square Footage:** Approx. 1,344 sq ft (as per floor plan)
- Amenities:** Concierge, in suite security system, exercise room, indoor pool, sauna, party/meeting room, two spacious guest suites, car wash bay, terrace with BBQ area and visitor parking
- Security:** 24/7 concierge and enter phone system
- Pet Restrictions:** 2 pets maximum (only one dog - 30lbs or less)
- Exposure:** Open balcony with southwest exposure
- Property Manager:** Crossbridge Condominium Services  
Lori Douglas: 416-510-2306
- Inclusions:** Existing stainless steel kitchen appliances - GE Café refrigerator/freezer, GE Café induction stove, GE Café built-in microwave, GE Café dishwasher and Haier bar fridge. Electrolux stacked washer and dryer, all built-in and attached shelving, all electric light fixtures, all window coverings and California Shutters, all drapery track and rods, attached television and television wall mount, electric fireplace and remote and two underground garage remotes











## COMMUNITY SCHOOLS

**Toronto District School Board** 416-397-3000

[www.tdsb.on.ca](http://www.tdsb.on.ca)

- |      |                                |              |
|------|--------------------------------|--------------|
| JK-5 | Rippleton Public School        | 416-395-2810 |
|      | 21 Rippleton Road              |              |
| 6-8  | Don Mills Middle School        | 416-395-2320 |
|      | 17 The Donway East             |              |
| 9-12 | Don Mills Collegiate Institute | 416-395-3190 |
|      | 15 The Donway East             |              |

**French Immersion Programs**

- |      |                               |              |
|------|-------------------------------|--------------|
| SK-6 | Dunlace Public School         | 416-395-2370 |
|      | 20 Dunlace Drive              |              |
| 7-9  | Don Valley Junior High School | 416-395-3010 |
|      | 3100 Don Mills Road           |              |
| 9-12 | Leaside High School           | 416-396-2380 |
|      | 200 Hanna Road                |              |

**Toronto Catholic District School Board** 416-222-8282

[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

- |          |                             |              |
|----------|-----------------------------|--------------|
| JK-8 St. | Bonaventure Catholic School | 416-393-5263 |
|          | 1340 Leslie Street          |              |
| 9-12     | Marshall McLuhan            | 416-393-5561 |
|          | 1107 Avenue Road            |              |
| 9-12     | Senator O' Connor           | 416-393-5505 |
|          | 60 Rowena Drive             |              |





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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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