



THE MILLS TEAM
is proud to present

21 DALE AVENUE
SUITE 335



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

Team@TheMillsTeam.ca | 416.443.0300



Signature Realty
IND. OWNED & OPERATED BROKERAGE

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

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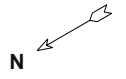


ADDITIONAL INFO

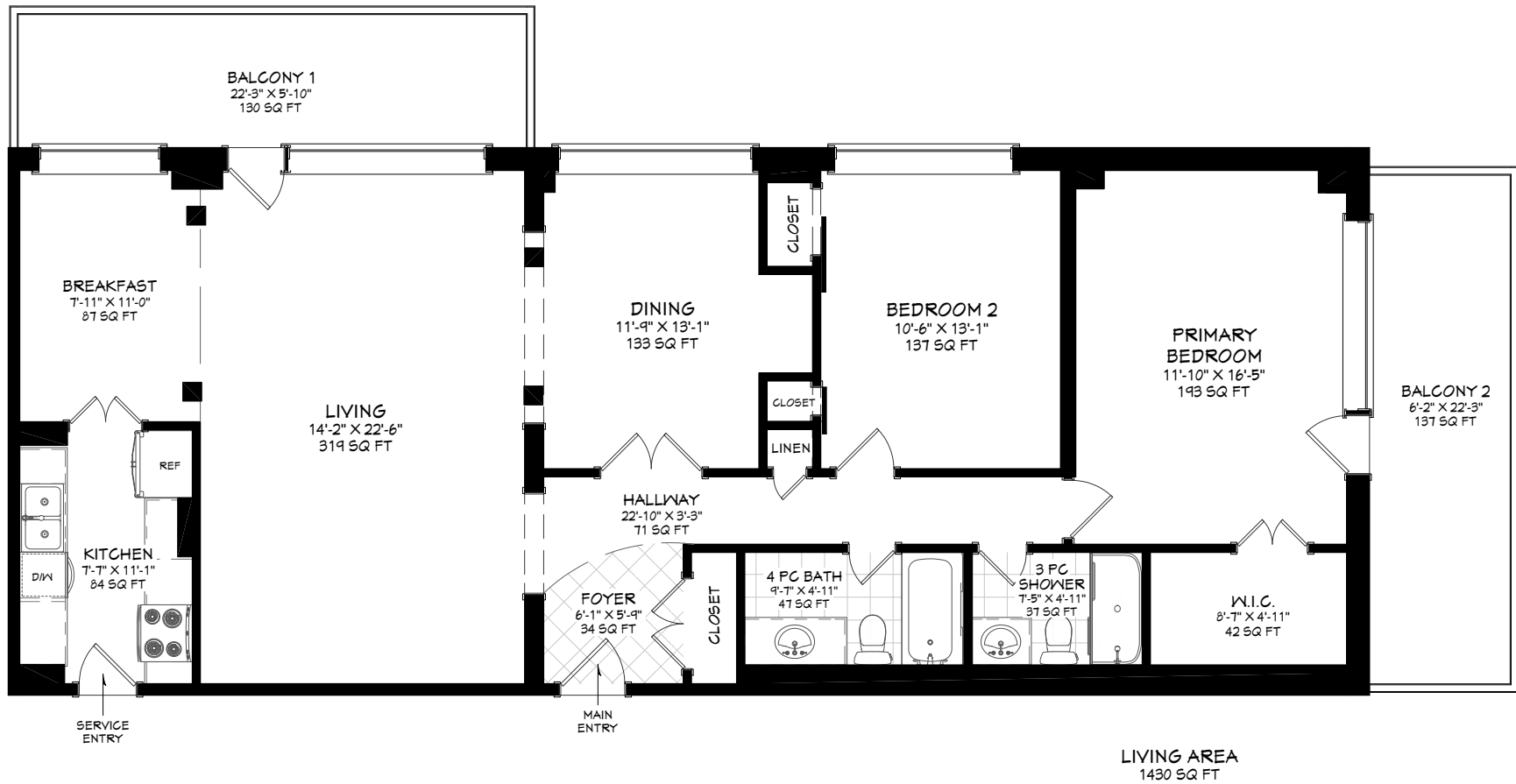
- Taxes:** Included in maintenance fee
- Possession:** 30-60 days or to be arranged
- Parking:** One indoor rental parking space- \$84.35/month
Additional rental spots available through property management
(Indoor space \$84.35/month and outdoor space \$56.25/month)
- Locker:** One exclusive use locker - conveniently located on same floor as the suite
- Maintenance Fee:** \$2,095.20 (monthly 2021)
- Includes:** Water, heat, Wi-Fi internet, common elements and building insurance
- Heating:** Radiant gas heating and ductless air conditioner
- Square Footage:** Approximately 1,430 sq ft and 137 sq ft south balcony and 130 sq ft east balcony as per floor plan
- Amenities:** 24 hr concierge, exercise room, library, indoor pool and hot tub, outdoor pool, BBQ's allowed, visitor parking
- Exposure:** Two open balconies with south and east exposure
- Property Manager:** Crossbridge Condominium Services
James Mullan - 416-921-2704
- Inclusions:** LG refrigerator, GE stove, Whirlpool dishwasher, microwave/hood exhaust, all built-in and attached shelving, all electric light fixtures, all window coverings and California shutters
- Exclusions:** Large antique mirror
- Note:** Laundry facilities are in the building.
Potential to add laundry to the suite with board and management approval.

RECENT IMPROVEMENTS:

- Professionally painted throughout 2021
- Primary ensuite bathroom renovated in 2010
- California shutters on all windows
- Whirlpool dishwasher in 2019



335-21 DALE AVENUE



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.