

THE MILLS TEAM

is proud to present

# 1 BALMORAL AVENUE

SUITE 805



[1Balmoral805.com](http://1Balmoral805.com)

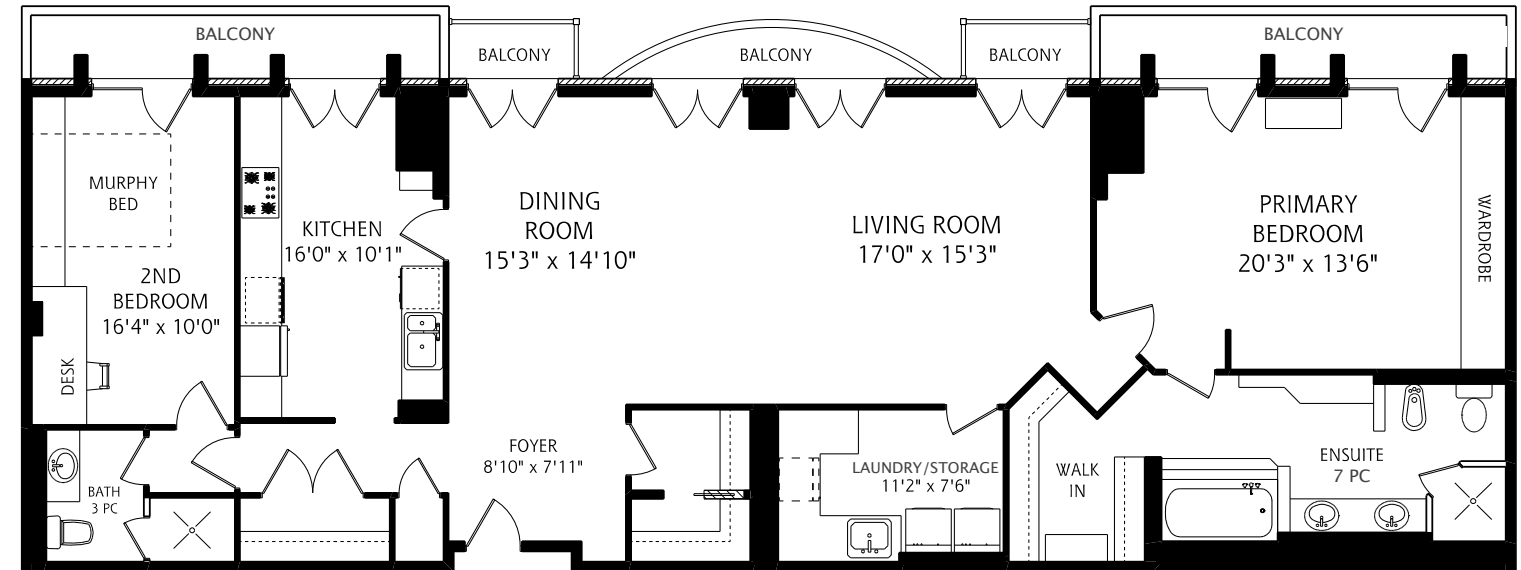


## ADDITIONAL INFO

- Property Taxes:** \$6,848.61 (Annual in 2020)
- Possession:** 30-60 days or to be arranged
- Parking:** One owned parking space- Level B Unit 62 (P2 #43)
- Locker:** One exclusive use locker - (P2 #60)
- Maintenance Fee:** \$1,561.05 (monthly 2021)
- Includes:** Hydro, water, heat, central air conditioning, common elements, building insurance and parking
- Heating:** Heating and central air conditioning fan coil (serviced by the condo corporation twice a year)
- Square Footage:** Approximately 1805 sq ft as per floor plan
- Ceiling Height:** 9 feet
- Amenities:** 24 hour concierge, exercise room, party/meeting room with kitchen facility, two guest suites, two bicycle storage areas, car wash bay, inner patio with stone fountain and garden and visitor parking
- Pet Restrictions:** 2 pets maximum, no weight restriction
- BBQs:** Only a charcoal or electric BBQ may be used on the balcony as long as a 5lb fire extinguisher is within two feet of the BBQ
- Exposure:** Five open balconies with east exposure and eight walk-outs from the suite
- Property Manager:** Del Property Management  
Maria Tashos - 416-925-7202
- Inclusions:** GE profile refrigerator, JennAir wall oven, Thermador gas cooktop, Panasonic microwave, Miele dishwasher, Venmar hood exhaust, Maytag washer and dryer, Kenmore freezer, kitchen garburator, wine fridge, wireless doorbell, all electric light fixtures (excluding three crystal light fixtures and dining room light fixture), Casablanca ceiling fans, all built-in and attached shelving, all window coverings and blinds, blinds in kitchen and 2nd bedroom with phantom screens, Murphy bed, built-in desk, garage remote/fob
- Exclusions:** Dining room light fixture and three crystal light fixtures in entrance area and hallway to left of entrance







## A BEAUTY ON BALMORAL!

This gracious & elegant sub-penthouse suite has a lot to boast about! Located in the sought-after Yonge & St. Clair neighbourhood, in a Parisienne-inspired boutique building, this suite has been immaculately maintained & custom designed by the original owner, to maximize space, light, efficiency, and storage. Spacious, 1,800 sq. ft., with 5 balconies & 8 glorious floor-to-ceiling French tilt & turn doors (9 ft. ceilings), huge principal rooms & is ideal for entertaining (when we can!). This 2 bedroom, 2 bathroom suite, has an ideal split bedroom layout (bedrooms at opposite ends of the suite). Beautifully appointed with hardwood floors, custom baseboards & crown moulding,

solid doors & new hardware, plenty of custom built-in's, laundry storage room with freezer & wine fridge, gas cooktop, granite counters - the list goes on and on! The quiet, well managed and maintained building has an excellent reserve fund and hotel-like amenities including 24/7 concierge, guest suites, gym & party room. Walking distance to shops, restaurants, parks & transit/subway - Walk Score of 90! Don't miss the opportunity to make 1 Balmoral Ave. your next address!



1 BALMORAL AVENUE, SUITE 805



## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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