

THE MILLS TEAM

is proud to present

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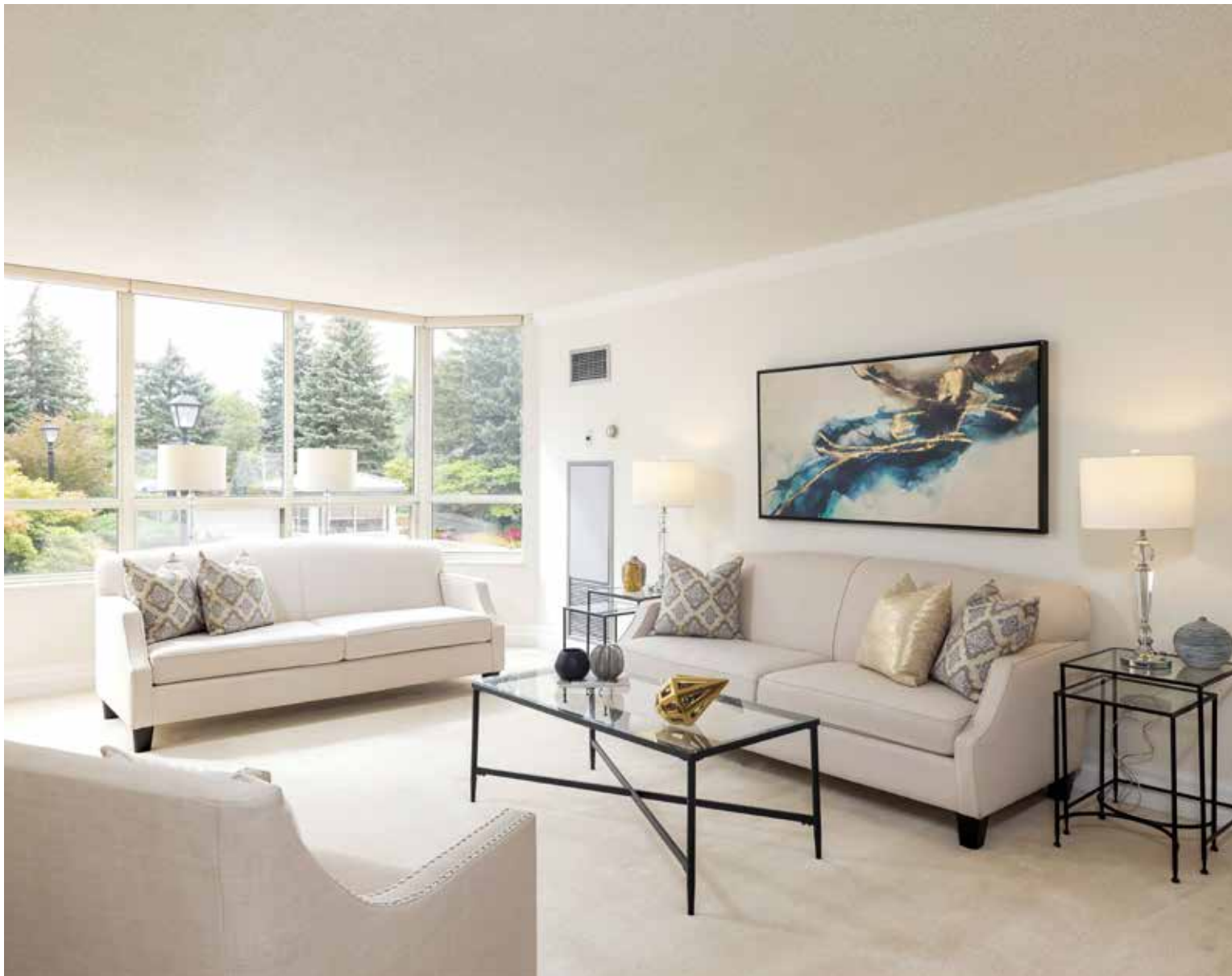
# 225 THE DONWAY WEST

SUITE 206



[225TheDonway206.com](http://225TheDonway206.com)





## SPECIAL FEATURES

- "Tapestry": An exceptionally well-managed and meticulously maintained complex
  - o 24/7 Gatehouse plus on-site Superintendent and Property Manager
  - o Beautifully manicured grounds featuring a fabulous fountain and outdoor patio area
  - o Resort-like amenities including:
    - Indoor pool and hot tub
    - Fully equipped Men's and Women's fitness rooms
    - Billiards room
    - Party Room with piano and bar
    - Dining room
    - Library/media room
    - Guest suite
  - o Ample visitor parking
  - o Car wash area
  - o An incredible Reserve Fund - approx. \$4.9 million
  - o Maintenance fees include:
    - Heat, air conditioning, electricity, water, cable TV, parking, common elements and building insurance
- Take advantage of the nearby:
  - o The Shops of Don Mills
    - A myriad of shops, restaurants and VIP Cineplex Theatre
  - o Stroll to Shoppers Drug Mart, Tim Hortons, Starbucks, the library, groceries and conveniences
- Steps to greenspace and walking trails
- Easy access to TTC, downtown and the 401 via the DVP Highway
- A wonderful place to call home, in an exclusive sought-after community





ADDITIONAL INFO

- Property Taxes:** \$5,474.68 (Annual in 2021)
- Possession:** 30-60 days or to be arranged
- Parking:** Two owned parking spaces:  
Level A Unit 69 and 70
- Locker:** One owned locker:  
Level A Unit 209
- Maintenance Fee:** \$2,448.42 (monthly 2021)
- Includes:** Hydro, heat, water, central air conditioning, cable TV, common elements, building insurance, two car parking and locker
- Heating:** Centrally generated heat and air conditioning with in-suite temperature control
- Security:** Full-time gatehouse security - 24 hours/7 days per week and enter phone system
- Square Footage:** Approximately 2,099 square feet as per builder floor plan
- Amenities:** Indoor pool, hot tub, sauna, fully equipped Men's and Women's fitness rooms, billiards room, party room with piano and bar, dining room, library/media room, guest suite, fountain with outdoor patio area, car wash station and visitor parking
- Pet Restrictions:** No pets allowed
- Exposure:** Southeast exposure
- Property Manager:** Crossbridge Condominium Services  
416-444-7051
- Inclusions:** GE refrigerator, Frigidaire oven, JennAir cooktop, Frigidaire dishwasher, Panasonic microwave, Nutone hood exhaust, Maytag washer and dryer, all built-in and attached shelving, all electric light fixtures (excluding dining room & kitchen), all window coverings, garage remote/fob
- Exclusions:** Dining room & kitchen light fixtures
- Improvements:** Suite professionally painted October 2021















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IND. OWNED & OPERATED 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 \*\* Broker