

THE MILLS TEAM

is proud to present

---

5444 YONGE STREET

SUITE 1202A



[5444Yonge1202A.com](http://5444Yonge1202A.com)





## SO MUCH TO LOVE AT THIS SKYVIEW (TRIDEL-BUILT) CONDO!

Enjoy the gorgeous renovation of this fabulous suite & the amazing resort-like living in this well managed building in the heart of North York! Incredible attention to detail with imported finishes, move-in ready, and plenty of space & storage. Stunning chef's kitchen with waterfall breakfast bar and stainless-steel appliances. Spacious living and dining room with wall-to-wall windows, open to the kitchen. Large primary bedroom with 3-piece ensuite & ample closet space, with custom built-in's & organizers. Working from home is easy with the den/office with great natural light, or it can be utilized as a 2nd bedroom. Two renovated & spa-like bathrooms. Huge locker (over 9' x 9') & parking included. All-inclusive maintenance fee includes all utilities & cable tv. Resort-like living with incredible amenities & beautiful landscaping including 24/7 concierge, indoor & outdoor pool with seating areas, hot tub, saunas, gym, tennis, putting green, squash, party room, library, 3 guest suites, billiards, BBQ area & plenty of visitor parking. Walk to subway (Yonge & Finch) /TTC , shops, fine dining, the theatre, library, excellent schools, & other amenities on Yonge St.







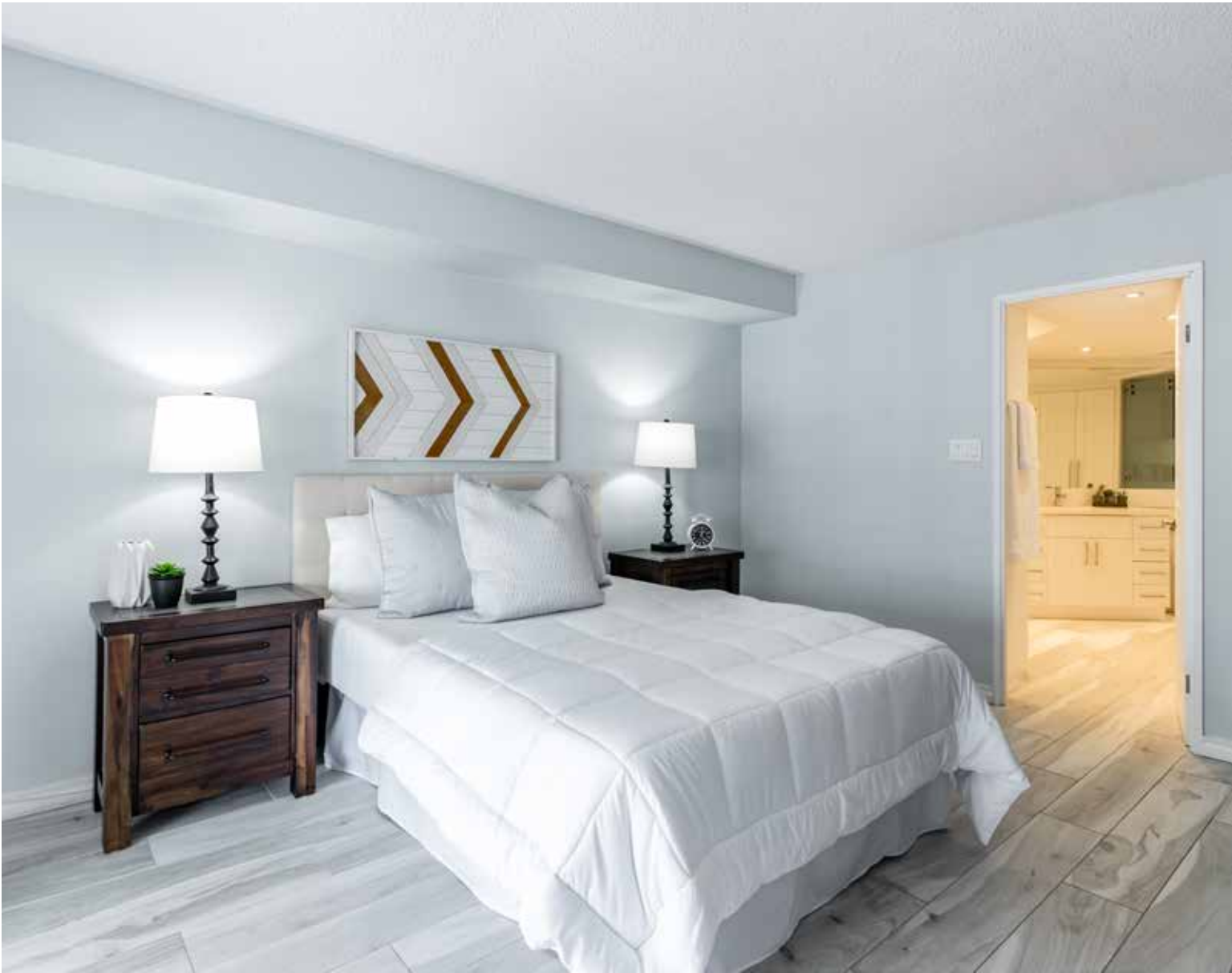
ADDITIONAL INFO

<b>Taxes:</b>	\$2,340.18 (Annual in 2021)
<b>Possession:</b>	90 Days or to be arranged
<b>Parking:</b>	One owned parking space- Level B Unit 29
<b>Locker:</b>	One owned locker - Level C Unit 219 (9' 4" x 9' 10" and 6' 10" height)
<b>Maintenance Fee:</b>	\$931.05* (monthly 2021) <i>*Includes suite, one parking spot and one locker</i>
<b>Includes:</b>	Hydro, water, heat, central air conditioning, cable TV, common elements, building insurance, parking and locker
<b>Heating:</b>	Heating and central air conditioning fan coil (served by the condo corporation once a year)
<b>Square Footage:</b>	Approximately 1,119 sq ft as per MPAC
<b>Amenities:</b>	Concierge, security system, exercise room, indoor pool, saunas, hot tub, outdoor pool, party/meeting room, billiards, library, 2 squash courts, ping pong, 3 guest suites, tennis courts, putting green, patio with BBQ area and visitor parking
<b>Pet Restrictions:</b>	Maximum two pets - maximum weight 22 lbs
<b>Property Manager:</b>	Del Property Management - 416-223-8114
<b>Inclusions:</b>	KitchenAid refrigerator, Bosch induction stove, Panasonic microwave/hood exhaust, Bosch dishwasher, Samsung washer and dryer, all electric light fixtures, all built-in and attached shelving, all window coverings and blinds, television wall mount (excluding television), garage remote/fob
<b>Exclusions:</b>	Attached television

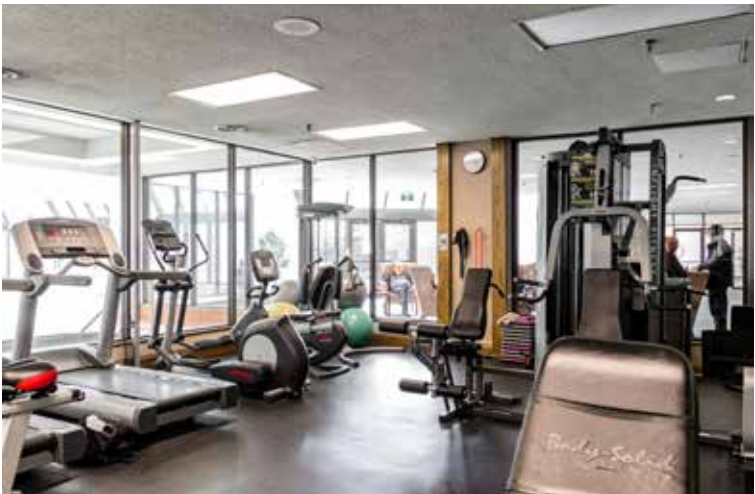
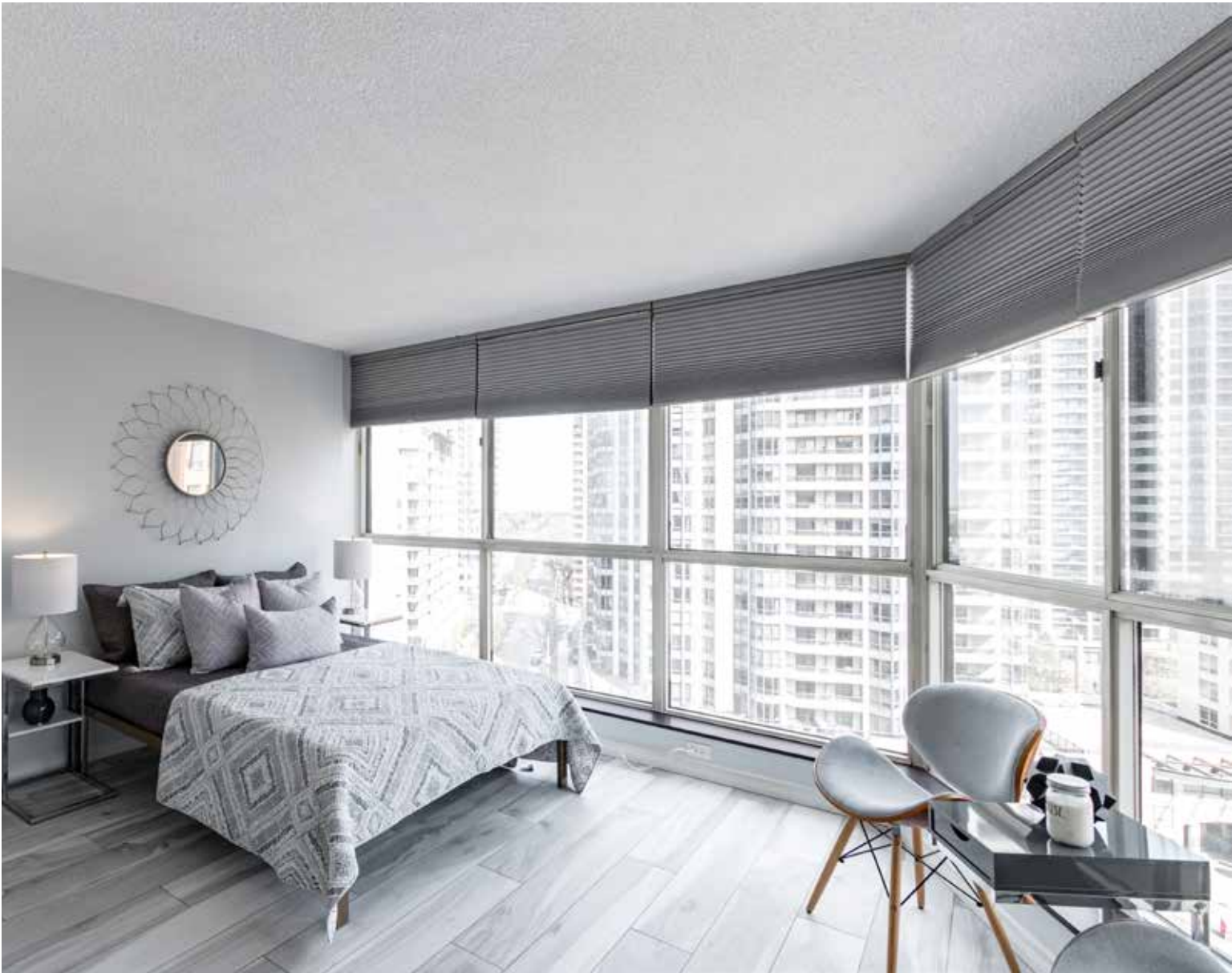
THIS GORGEOUS SUITE WAS EXTENSIVELY RENOVATED IN 2019

- All new kitchen with soft close cabinetry, stainless appliances, task lighting & waterfall breakfast bar
- Italian porcelain floor tiles throughout the suite (looks like wood floor)
- Extensive custom millwork; closet doors, built-in cabinetry, closet organizers
- Both bathrooms completely renovated with porcelain tile in shower, American standard DXV toilets, European faucets in showers & sinks
- Custom blinds (open and close from top and bottom)
- All new hardware
- All new appliances including washer and dryer













## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Churchill Public School

Designated Catchment School  
Grades PK to 5  
188 Churchill Ave

### É Élé m Paul-Demers

Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

### Willowdale Middle School

Designated Catchment School  
Grades 6 to 8  
225 Senlac Rd

### Northview Heights Secondary School

Designated Catchment School  
Grades 9 to 12  
550 Finch Ave W

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

**Claude Watson School for the Arts**

Grades 4 to 8  
130 Doris Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and 6 recreation facilities within a 20 minute walk from this address.



### Kempford Parkette

15 Santa Barbara Rd



2 min

### Northtown Park

435 Doris Ave



3 min

### Lorraine Drive Park

29 Lorraine Dr



2 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds  
1 Picnic Facilities

1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 7 minute walk away.



### Nearest Rail Transit Stop

Finch Station



7 min



### Nearest Street Level Transit Stop

Yonge St At Kempford Blvd



1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.19km.



### North York General Hospital

4001 Leslie St



### Fire Station

12 Canterbury Pl



### Police Station

30 Eilerslie Ave

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



### Coffee



### Gym



### Grocery



### Gas Station

HoodQ

Disclaimer: These materials have been prepared for sarah@themillsteam.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.



5444 YONGE STREET, SUITE 1202A



# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

**TheMillsTeam.ca**

**Team@TheMillsTeam.ca**

**416.443.0300**

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

**5444Yonge1202A.com**



**Signature Realty**  
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