

THE MILLS TEAM

is proud to present

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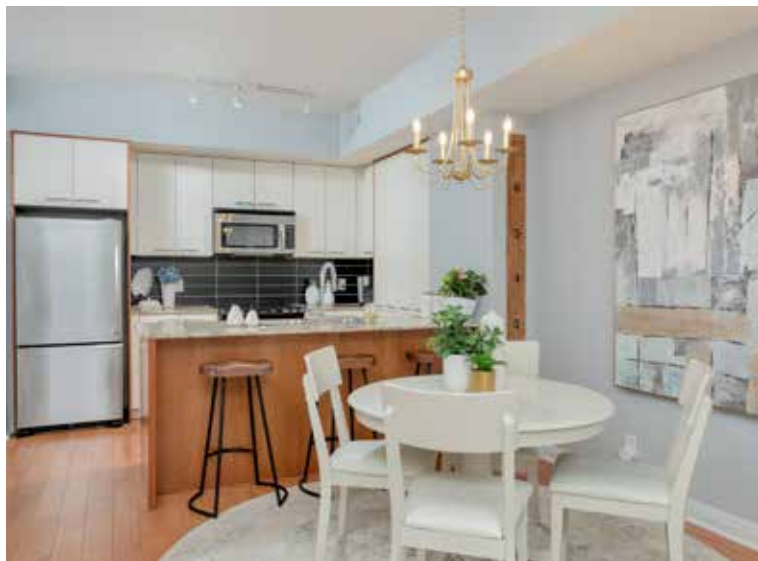
# 27 VALHALLA INN ROAD

## TOWNHOUSE 54



[27ValhallaTh54.com](http://27ValhallaTh54.com)





## WELCOME HOME

Va-va-va-voom! Just over here making all your Toronto townhouse goals a reality. Nearly 1,400 square feet of fresh, beautiful, soaked-in-southern-sunlight, space. Oh-so perfectly updated with new flooring, painting, light fixtures and custom window coverings everywhere. Three bedrooms, plus an upper level family room (could be 4th bedroom), all with gigantic closets - seriously, so big you could start your own self-storage facility (but don't). Three washrooms. Wide floor plan offers a generous main floor layout with powder room and heaps of room for cooking/dining/hosting/hanging in style. Plus, awesome space-extending south-facing patio for summer cocktails and BBQs (has the gas line!). Not stacked - no neighbours above or below you. Basically zero maintenance, with low monthly fees. Take advantage of awesome amenities in the complex: indoor pool, gym, party room, guest suites and plenty of visitor parking. Storage locker, underground parking and bragging rights all included.

Hop, skip and jump over to Sherway Gardens, East Mall Park/ Tennis, Loblaws, Cloverdale Mall, Pearson Airport and all the highways and byways. School bus route right outside the complex.



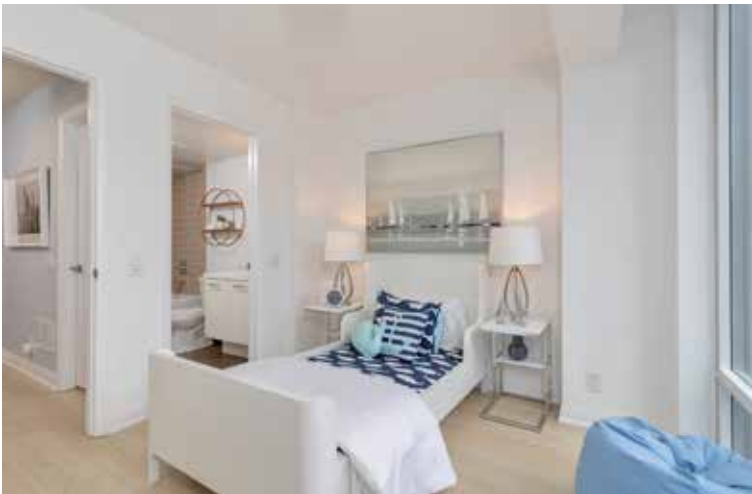


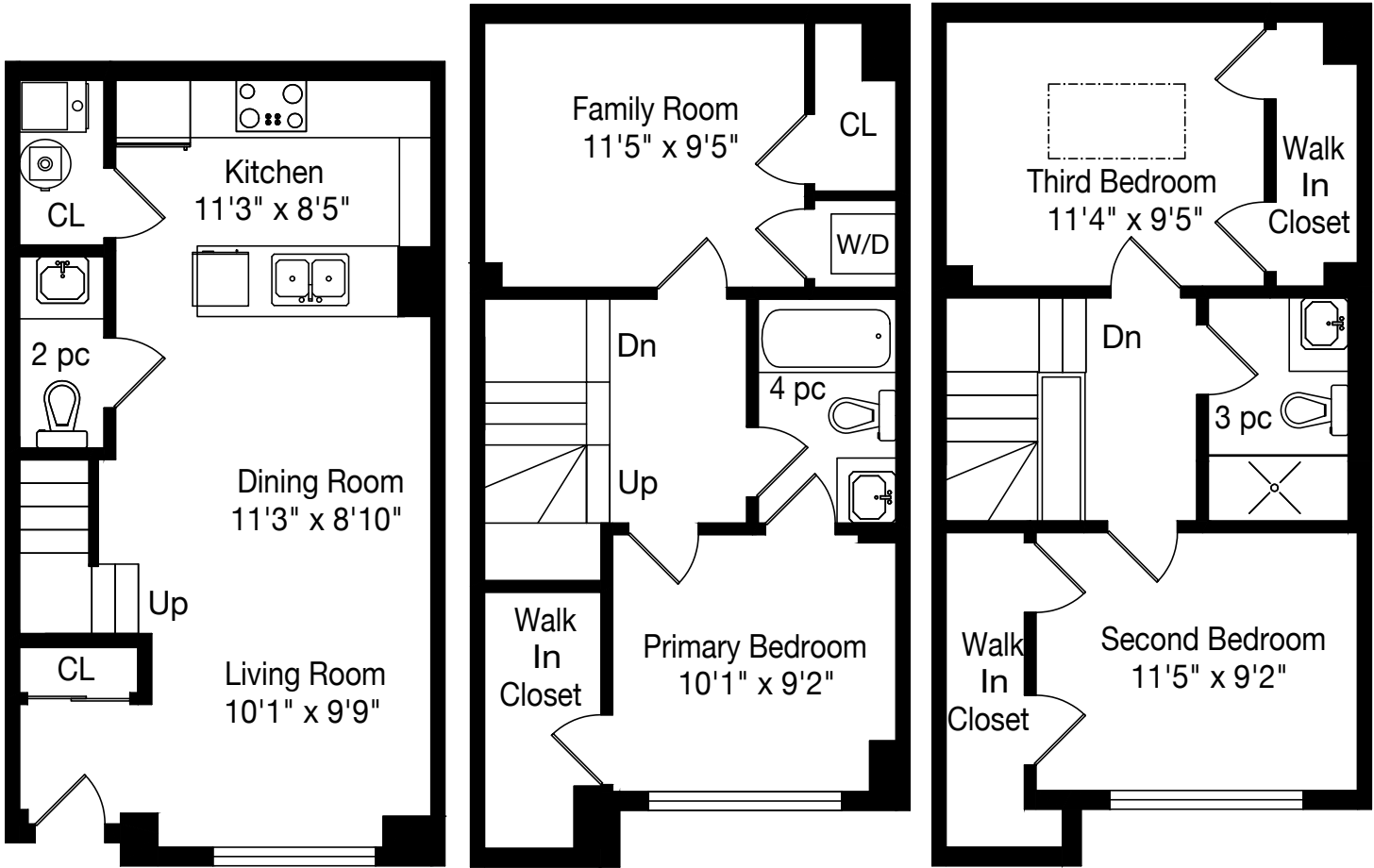
ADDITIONAL INFO

<b>Taxes:</b>	\$3,292.37 (Annual in 2022)
<b>Possession:</b>	60 days/TBD
<b>Parking:</b>	1 underground parking (Spot #51, Unit 209, Level A)
<b>Locker:</b>	1 owned locker (Unit 283, Level A)
<b>Maintenance Fee:</b>	\$330.76 (monthly 2022)
<b>Includes:</b>	Water, Common Elements, Building Insurance, Parking, Bicycle Storage and Locker
<b>Utility Costs:</b>	<i>Electricity:</i> Approximately \$70/month (2021) <i>Gas:</i> Approximately \$50/month (2021)
<b>Rental:</b>	<i>Hot Water Rental:</i> \$41.98 / month
<b>Heating:</b>	Fan coil heating and central air conditioning (to be maintained by unit owner and serviced twice a year by corporation)
<b>Square Footage:</b>	Approximately 1356 sq ft + 145 sq ft patio as per mpac
<b>Amenities:</b>	Concierge, Gym, Indoor Pool, Party Room/ Meeting Room, Children's Play Room/Party Room, Playground, Theatre, Internet Lounge Room, Sauna, Guest Suites, Bike Storage and Visitor Parking
<b>Security:</b>	Full-time concierge - 24 hours / 7 days per week, enter phone system and in-suite security system
<b>Pet Restrictions:</b>	2 household pets welcome
<b>Exposure:</b>	South
<b>Property Manager:</b>	First Service Residential (416-293-5900) Condominium Manager - Rehana Haniff (647-343-4787)
<b>Inclusions:</b>	Refrigerator (Whirlpool), Stove (Whirlpool), Dishwasher (Whirlpool), Microwave (Whirlpool), Hood fan, Washer and Dryer (AEG), All built-in and attached shelving, TV Wall mount, All electric light fixtures, All Window Coverings, Gas BBQ line and Garage Door Openers/Fobs
<b>Exclusion:</b>	Television in family room and Attached Gas BBQ

A Home Inspection Report dated July 9, 2022 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion











## SCHOOLS

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



### Wedgeood Junior School

Designated Catchment School  
Grades PK to 5  
5 Swan Ave

### ÉS Toronto Ouest

Designated Catchment School  
Grades 7 to 12  
330 Lansdowne Ave

### ÉE Micheline-Saint-Cyr

Designated Catchment School  
Grades PK to 6  
85 Forty First St

### Bloorlea Middle School

Designated Catchment School  
Grades 6 to 8  
4050 Bloor St W

### Silverthorn Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
291 Mill Rd

### Other Local Schools

#### Karen Kain School of the Arts

Grades 6 to 8  
60 Berl Ave

#### Etobicoke School of the Arts

Grades 9 to 12  
675 Royal York Rd

## PARKS & REC.

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



### East Mall Park

355 The East Mall



2 min

### Cronin Park

404 Burnhamthorpe Rd



7 min

### Dennis Flynn Park & West Mall Rink

370 The West Mall



7 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Sports Field
6 Tennis Courts	2 Rinks
1 Clubhouse	1 Community Garden

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 24 minute walk away.



### Nearest Rail Transit Stop

Kipling GO



### Nearest Street Level Transit Stop

The East Mall At Valhalla Inn Rd



2 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 3.69km.



### Trillium Health Partners - Queensway Health Centre

150 Sherway Dr



### Fire Station

280 Burnhamthorpe Rd



### Police Station

3699 Bloor St W

HoodQ

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27 VALHALLA INN ROAD, TOWNHOUSE 54



## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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Signature Realty  
IND. OWNED & OPERATED BROKERAGE

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