

THE MILLS TEAM

is proud to present

1103 LESLIE STREET

SUITE 1101



1103Leslie1101.com



FIRST TIME BUYER ALERT!

Stop paying today's high rental rates and enjoy the benefits of home ownership now! With as little as \$27,500 down, you can be living in this fabulous condo across from Sunnybrook Park & walking distance to the new & soon to be running, Eglinton LRT! Recently upgraded and move-in ready, enjoy 9 ft ceilings, new flooring, appliances, light fixtures & freshly painted designer décor. Excellent layout with space for all your needs; movie watching, dining with guests, a home office, spacious bedroom & an extra-large outdoor space to enjoy a coffee & watch the sunrise. If cooking is your thing, the kitchen is well appointed with stainless appliances, granite counters, task lighting & plenty of storage. Parking & a locker plus ALL your utilities are included in the maintenance fee to help manage your monthly budget!

AREA HIGHLIGHTS

Enjoy dog walking, running & biking in Sunnybrook Park extensive trail system & easy commuting downtown with TTC stop outside the building & DVP & 401 close by!

RECENT IMPROVEMENTS:

- Vinyl plank flooring
- All new kitchen appliances; fridge, stove, built-in dishwasher & microwave
- Entire suite painted
- Bathroom update; vanity, mirror & light fixture
- New window coverings
- Kitec plumbing removed (2019)



ADDITIONAL INFO

- Taxes:** \$1,655.67 (Annual in 2022)
- Possession:** 30-60 days or to be arranged
- Parking:** One owned parking space: Level B Unit 80 (P2-280)
- Locker:** One owned locker: Level B Unit 129 (L2-246)
- Maintenance Fee:** \$674.61 (monthly 2022)
- Includes:** Water, heat, hydro, central air conditioning, common elements, building insurance and parking
- Heating:** Heating and central air conditioning fan coil (maintained and serviced by the condo corporation)
- Square Footage:** Approximately 561 sq ft and 85 sq ft balcony (as per builder's floor plans)
- Amenities:** Security guard (4pm to midnight), exercise room, guest suite, car wash bay, party/meeting room, games room, security system, visitor parking
- Pet Restrictions:** 2 pet maximum (only one dog - 30 lbs or less)
- Exposure:** East exposure
- Property Manager:** Crossbridge Condominium Services (416) 510-2306
- Inclusions:** Stainless Steel kitchen appliances - LG refrigerator/freezer, GE stove, LG dishwasher and GE built-in microwave/hood exhaust. Stacked washer and dryer, all built-in shelving, all electric light fixtures, all window coverings, all drapery tracks and rods and garage remote/fob(s)
- Exclusions:** Attached television and television wall mount in bedroom





SCHOOLS

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



Don Mills Middle School

Designated Catchment School
Grades 6 to 8
17 The Donway E

Don Mills Collegiate Institute

Designated Catchment School
Grades 9 to 12
15 The Donway E

Rippleton Public School

Designated Catchment School
Grades PK to 5
21 Rippleton Rd

É Élém Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Other Local Schools

Broadlands Public School

Grades K to 5
106 Broadlands Blvd

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

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.



Sunnybrook Park

1132 Leslie



Wilket Creek Park

1100 Leslie Ave



Serena Gundy Park

134 Rykert Cres



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|---------------------|
| 1 Dog Park | 12 Sports Fields |
| 2 Basketball Courts | 1 Skateboard Park |
| 5 Trails | 1 Clubhouse |
| 1 Equestrian | 3 Picnic Facilities |

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 58 minute walk away.

Nearest Rail Transit Stop

Eglinton Station

Nearest Street Level Transit Stop

1103 Leslie St



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.44km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

Fire Station

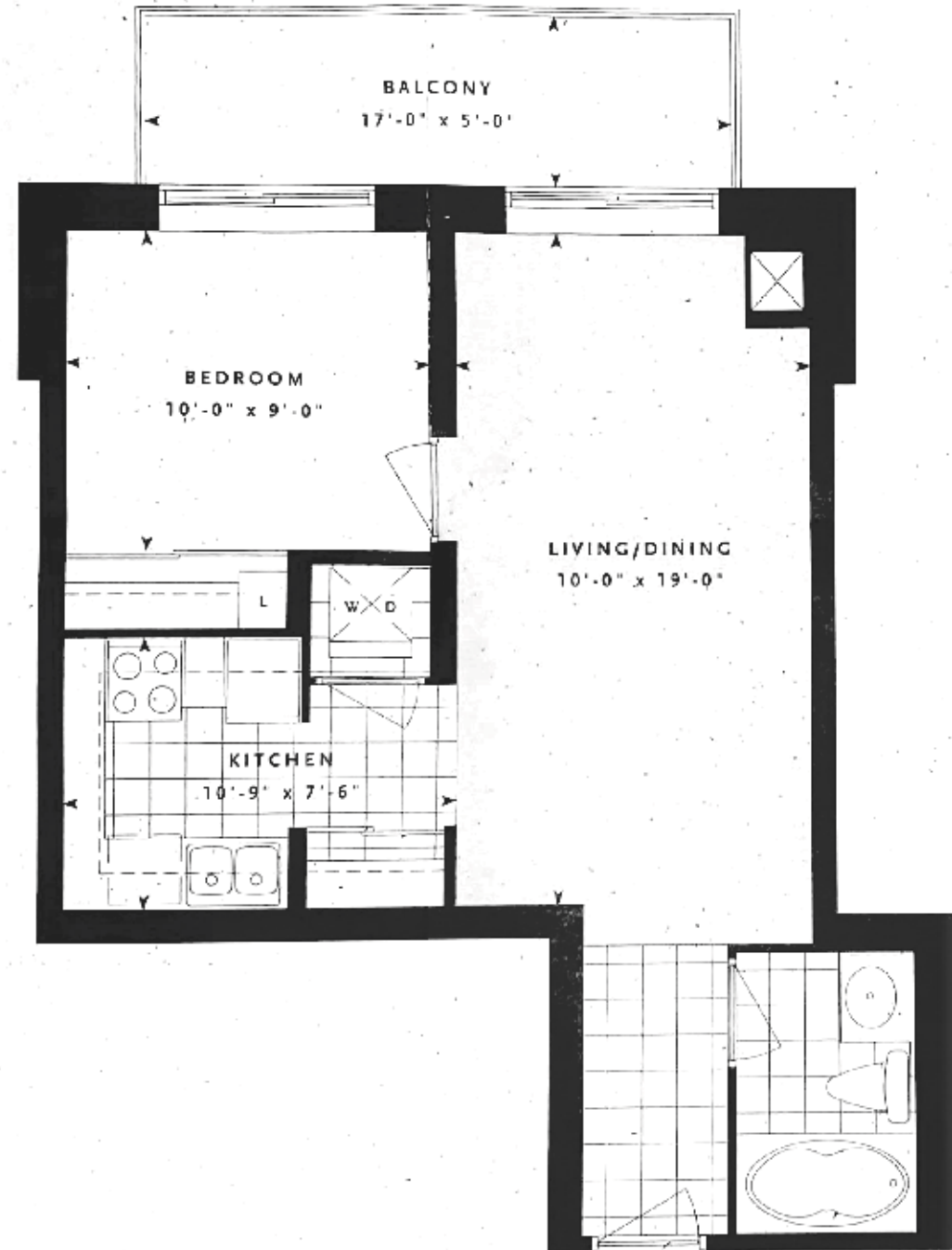
1109 Leslie St

Police Station

50 Upjohn Rd

HoodQ

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1103 LESLIE STREET, SUITE 1101



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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IND. OWNED & OPERATED BROKERAGE

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