THE MILLS TEAM

is proud to present

70 MONTCLAIR AVENUE

SUITE 703/704

70Montclair703.com

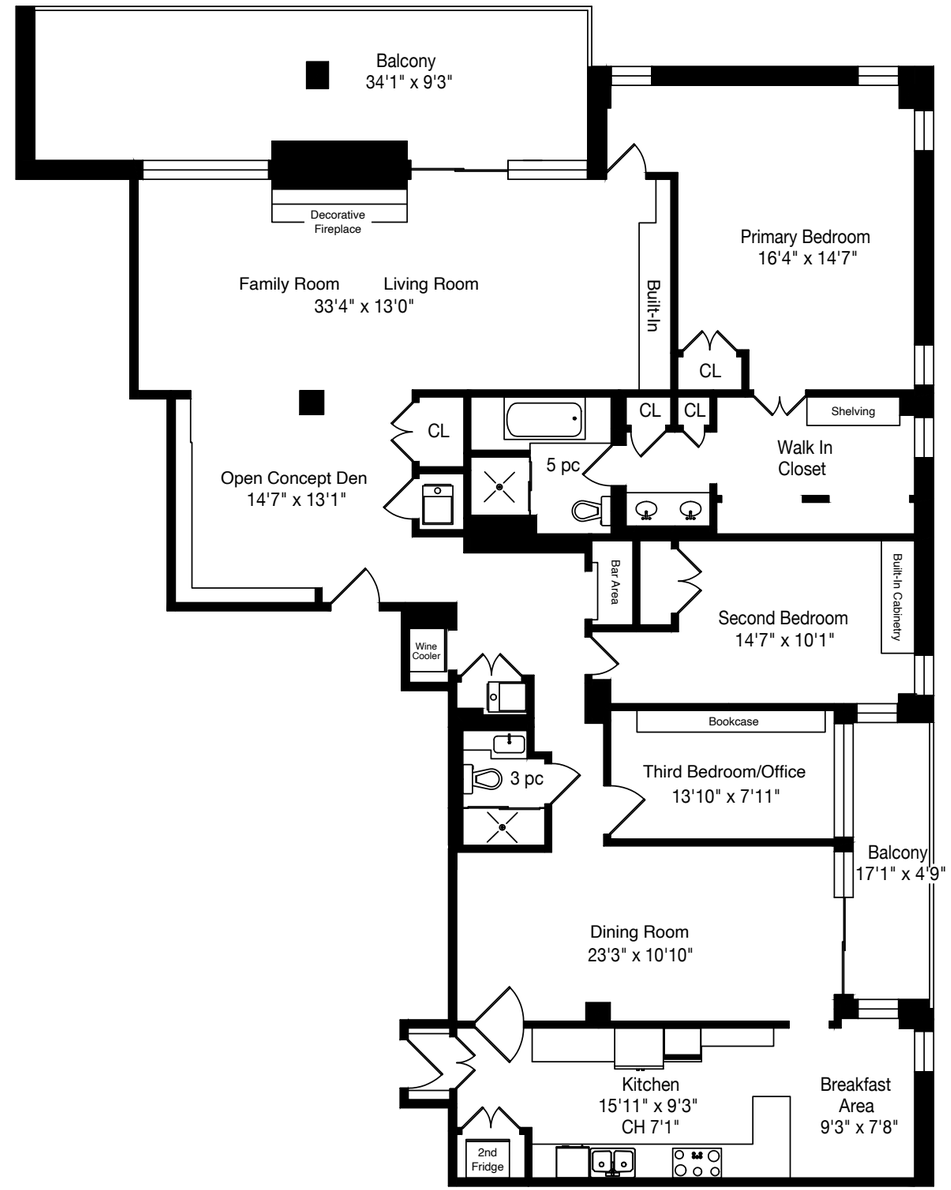
WELCOME HOME

- A boutique building in Forest Hill Village offering an amazing suite, perfect for "Downsizers" (who are not ready to downsize)!
- The function of a home…seamlessly merging with the convenience of condo living
- If you're ready for the ease of condo living, but still want the space of your home… you've found the perfect balance here
- This n/w corner, 2450 sq ft beauty, makes entertaining and family living a breeze!
- This unique 3 bedroom, 2 bathroom design provides loads of space for visiting kids, grandchildren, guests, and live-in help/caregivers
- The open concept living room/family room/den allows for the flexible arrangement of large-scale furniture to suit your lifestyle
- Enjoy the updated eat-in kitchen adjacent to a wonderfully expansive dining room
- Take advantage of sunsets and outdoor living, on 2 exceptional oversized balconies, on the quiet west and north sides of the building
- Pet friendly – bring your cat, or smaller dog (max 30lbs) with you
- Two lockers and two-parking spaces
- Two in-suite electric heat pump units owned and maintained by the Condo Corp
- Enjoy wonderful neighbours in this quiet, 29 suite, caring condo community
- Well-maintained, with an exceptionally helpful live-in Superintendent
- Easy visitor parking & bike storage
- Rogers Ignite High Speed Cable & Rogers Gigabit Internet included in the monthly maintenance fee
- Free main floor laundry with newer machines (the convenience of doing multiple loads at once!)
- Roof-top deck with gardens, seating & 3 BBQs
- Exercise Room
- All windows replaced 2022
- All balcony railings, glass and floor surfaces replaced 2022
- Lobby refurbished 2020
- Future guest suite, and laundry room renovation (2027/2028)
- 7-minute stroll to St Clair West Subway Station (Heath St/Tichester Entrance)
- Steps to Forest Hill Village boutique shops, cafes, banks, groceries & conveniences
- Enjoy the neighbourhood Suydam Park, Cedarvale Ravine beltline trail, and nearby Winston Churchill Park
  - 16 kms of nearby walking and running trails
  - 14 tennis courts within a 5-minute walk
- Access to top-ranked public (Forest Hill Jr & Sr PS / Forest Hill CI) and private schools (St Mike's, Bishop Strachan & U.C.C.)
- Incredible value found in this spacious suite, in a special building in fabulous Forest Hill Village

ADDITIONAL INFO

Taxes:	$7,374.66 (Annual in 2022)
Possession:	60 days or to be arranged
Parking:	Use of two parking spaces assigned by the Board and leased at $50/month each (included in the maintenance fees) – currently #2 & #12
Locker:	Two assigned lockers – #17 & #18
Maintenance Fee:	$3,147.61/month
Includes:	Water, cable TV, internet, parking, lockers, common elements and building insurance
Utility Costs:	*Hydro*: $148/month (Feb 2022 – Feb 2023)
Heating/Cooling:	Two in-suite electric heat pumps with central air conditioning (owned and maintained by the condo corporation)
Square Footage:	Approximately 2,450 sq ft (as per floor plan)
Amenities:	Security system, exercise room, rooftop deck with gardens, seating & BBQs, bike storage and visitor parking
Pet Restrictions:	1 pet allowed not exceeding 30lbs in weight
Exposure:	Northwest corner suite
Property Manager:	ICC Property Management Frank Puchiele 905-940-1234 ext. 235
Inclusions:	Existing Stainless Steel kitchen appliances – KitchenAid refrigerator/freezer (icemaker as-is), Amana refrigerator/freezer, KitchenAid cooktop, KitchenAid warming drawer, 2 KitchenAid wall ovens, KitchenAid built-in microwave, KitchenAid dishwasher and larger full size wine fridge. Reverse Osmosis Water Purifier for kitchen sink and KitchenAid refrigerator, all attached shelving and cabinetry, desk and bookcases in third bedroom/office, all window coverings (as-is condition), all drapery tracks and rods, all electric light fixtures, two attached televisions and two television wall mounts, cabinet/safe in primary bedroom closet, in-suite security system (monitoring extra – The Monitoring Centre $135.46 annually) and all attached speakers

E & OE


Balcony
34'1" x 9'3"
Decorative Fireplace
Family Room
Living Room
33'4" x 13'0"
Built-In
Primary Bedroom
16'4" x 14'7"
CL
CL
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Shelving
Walk In Closet
CL
5 pc
Open Concept Den
14'7" x 13'1"
Bar Area
Second Bedroom
14'7" x 10'1"
Built-In Cabinetry
Wine Cooler
Bookcase
3 pc
Third Bedroom/Office
13'10" x 7'11"
Balcony
17'1" x 4'9"
Dining Room
23'3" x 10'10"
Kitchen
15'11" x 9'3"
CH 7'1"
Breakfast Area
9'3" x 7'8"
2nd Fridge

SCHOOLS

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

Forest Hill Jr and Sr Public School
Designated Catchment School
Grades PK to 8
78 Dunloe Rd

Forest Hill Collegiate Institute
Designated Catchment School
Grades 9 to 12
730 Eglinton Ave W

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools

Central Technical School
Grades 9 to 12
725 Bathurst St

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

PARKS & REC.

This home is located in park heaven, with 4 parks and 5 recreation facilities within a 20 minute walk from this address.

Cedarvale Ravine
1611 Bathurst St
2 mins

Suydam Park
22 Relmar Rd
2 mins

Tichester Park
Tichester Road
5 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds 3 Trails

FLOOR PLANS

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 6 minute walk away.

Nearest Rail Transit Stop
St Clair West Station
6 mins

Nearest Street Level Transit Stop
Spadina Rd At Lonsdale Rd
2 mins

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 3.79km.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
65 Hendrick Ave

Police Station
1435 Eglinton Ave W

HoodQ

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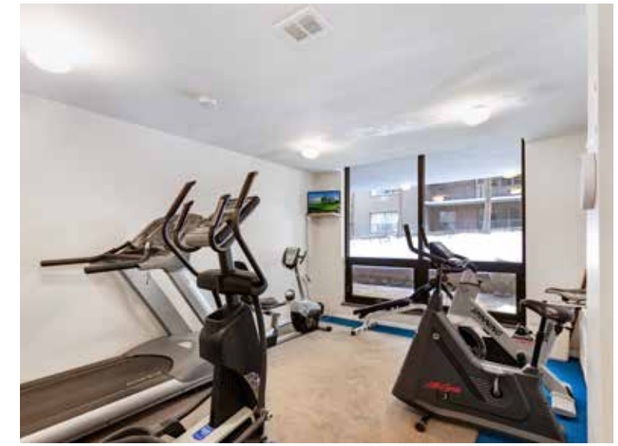

THE MILLS TEAM

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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

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