

THE MILLS TEAM

is proud to present

2727 YONGE STREET

SUITE 301



[2727Yonge 301.com](http://2727Yonge301.com)



WELCOME HOME

- A Yonge and Lawrence Condo which ticks all the boxes!
- A mid-rise building, small enough to be personal yet large enough to have a full range of the amenities, without high maintenance fees
- A chance to call this 1850 sq ft home in the heart of mid-town, on the quiet east side of the building overlooking treed backyards, your own!
- Beautifully designed with spacious rooms
- Entertaining sized living and dining rooms
- 2 bedrooms, 2 bathrooms, plus a full-size den/office
- Enjoy the large eat-in kitchen with ample cupboards and a laundry room with a sink
- Relax on the private terrace overlooking greenery
- Move-in, with the opportunity to make it your own
- Convenient parking, steps to the elevator, with a storage locker room at your car door
- Additional rental parking opportunities

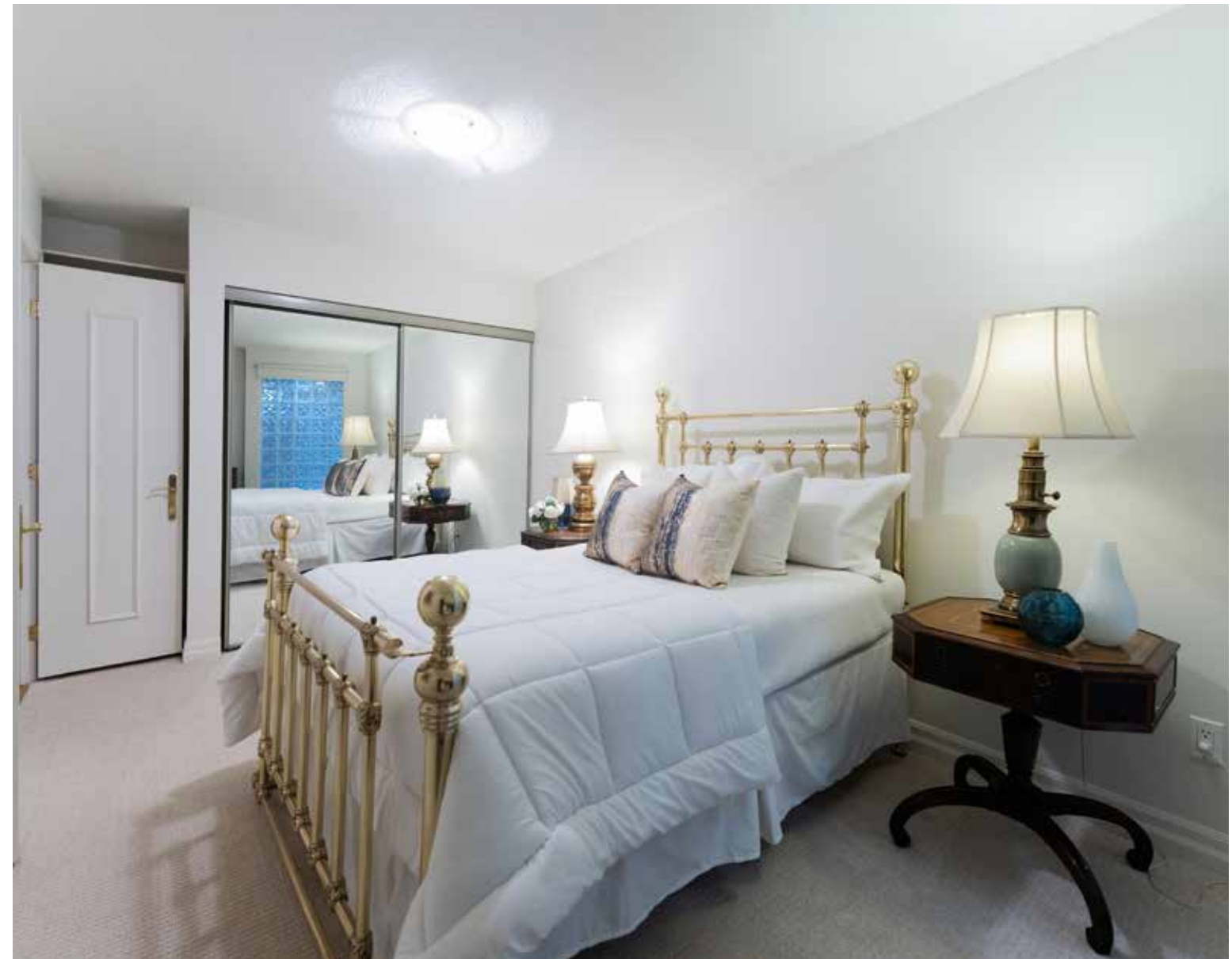
- Live in this quiet condo community boasting a light-filled centre atrium, with friendly and helpful neighbours
- Well-managed and beautifully maintained offering a guest suite, indoor pool, whirlpool, exercise room, library, cards/bridge room and a party room which opens to a roof-top terrace with bbqs.

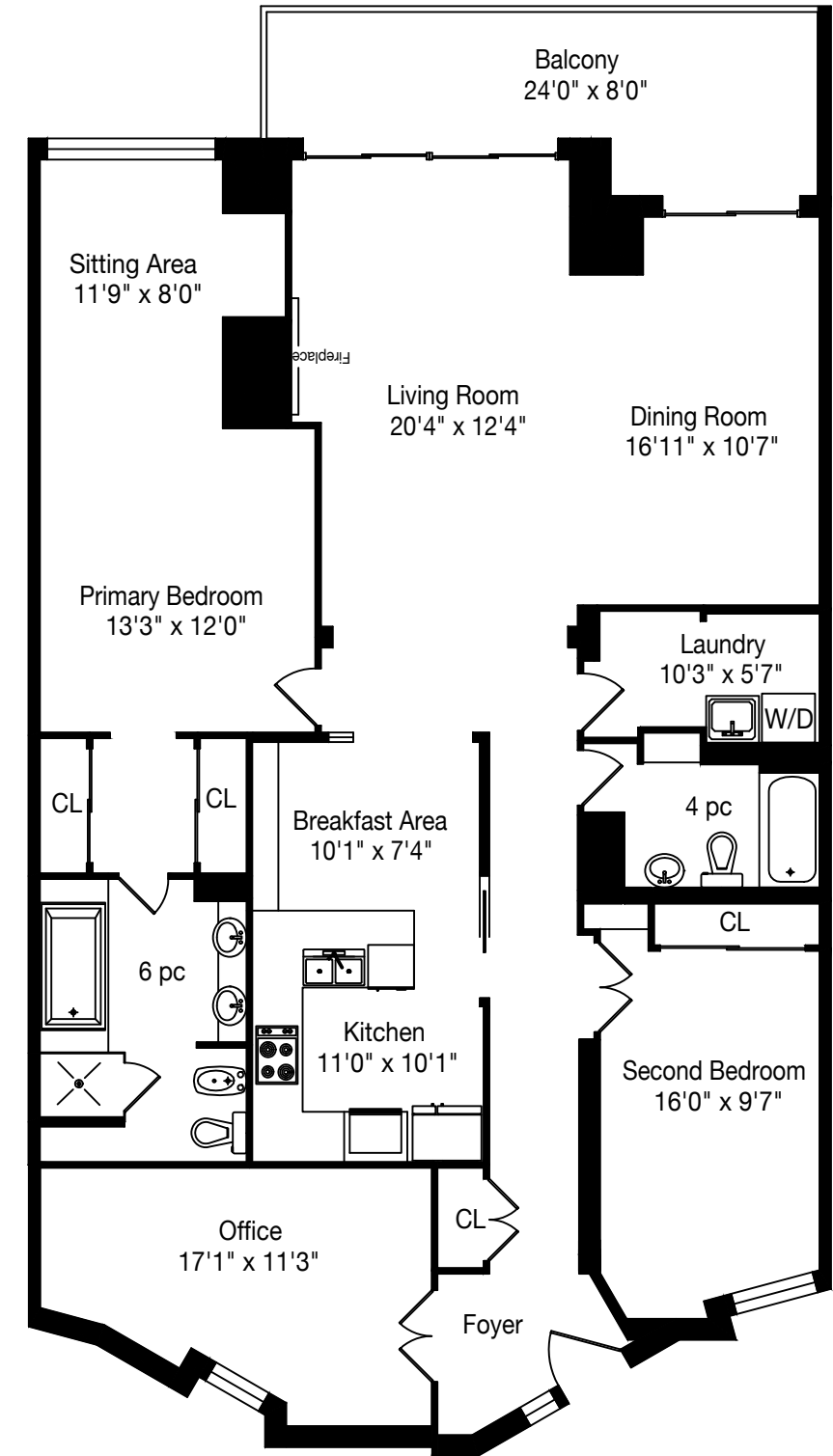
- Steps to fabulous Yonge Street shops, restaurants and conveniences
- Easy access to downtown and the 401
- TTC at your door, or stroll to the subway



ADDITIONAL INFO

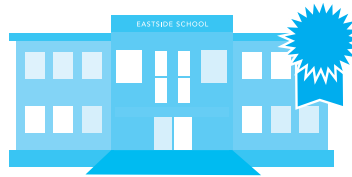
- Taxes:** \$5,978.09
- Possession:** 60 days or to be arranged
- Parking:** One owned parking space on P2 #8
Owner currently rents an additional parking space on P3 #8
Connected underground rental parking, subject to availability, through Canada Wide Parking (1-877-392-5146)
- Locker:** One owned locker - P2 #8
- Maintenance Fee:** \$1,845.96/month
- Includes:** Water, parking, locker, common elements and building insurance
- Heating/Cooling:** 3 heat pumps - owned and maintained by the suite owner (Condo Corporation provides twice annual cleanings)
Note: Suite owner can control heat/air conditioning 12 months/year
- Utility Costs:** *Hydro:* Approx. \$159/month
- Exposure:** East exposure
- Square Footage:** 1,850 sq. ft. (as per floor plan)
- Amenities:** Indoor pool, sauna, exercise room, bridge room, library, guest suite, party room/rooftop deck with BBQs and visitor parking
- Security:** Full-time concierge - 24 hours / 7 days per week and enter phone system
- Pet Restrictions:** One small pet welcome - dog, cat or bird
- Property Manager:** Del Property Management
(416) 322-5560
- Inclusions:** Frigidaire fridge/freezer, GE Profile cooktop, GE built-in oven, GE built-in microwave, KitchenAid dishwasher, Whirlpool full size stacked front loading washer and dryer, all window blinds (as-is condition), all attached shelving and cabinetry and all electric light fixtures





SCHOOLS

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



Glenview Senior Public School
Designated Catchment School
Grades 7 to 8
401 Rosewell Ave

Blythwood Junior Public School
Designated Catchment School
Grades PK to 6
2 Strathgowan Crescent

Lawrence Park Collegiate Institute
Designated Catchment School
Grades 9 to 12
125 Chatsworth Dr

ÉS Étienne-Brûlé
Designated Catchment School
Grades 7 to 12
300 Banbury Rd


ÉE Jeanne-Lajoie
Designated Catchment School
Grades PK to 6
150 Carnforth 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.



Snider Parkette
2 Lytton Blvd
 1 min

Blythwood Ravine Park
1200 Mt. Pleasant
 3 mins

Lawrence Park & Ravine
51 Alexander Muir Rd
 4 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
3 Tennis Courts
2 Sports Fields
2 Outdoor Games Facilities
1 Botanical Garden
2 Trails

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 14 minute walk away.

 **Nearest Rail Transit Stop**
Lawrence Station

 14 mins

 **Nearest Street Level Transit Stop**
Yonge St At Glencairn Ave

 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 1.77km.

 **Sunnybrook Health Sciences Centre - Bayview Campus**
2075 Bayview Ave

 **Fire Station**
16 Montgomery Ave

 **Police Station**
75 Eglinton Ave W



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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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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