

THE MILLS TEAM

is proud to present

1105 LESLIE STREET

SUITE 1406



1105Leslie1406.com



SPECIAL FEATURES

This Renovated & Light-Filled Corner Suite With Gorgeous Unobstructed Views Is Located At The Sought-After Carrington Condos. A Fabulous Layout With Excellent Space Utilization! The Kitchen Is a Chef's Delight With Views From All Angles, Granite Counters, Newer Stainless Appliances, & Centre Island, Ideal For Food Prep & Entertaining. Open Concept Living & Dining Room With Wood Floors, Pot Lights & Walk-Out To Large Balcony. 2 Bedrooms at Opposite Ends Of the Suite, & 2 Updated Bathrooms. Truly Move-in Condition With Newer Washer & Dryer, Excellent Storage With Closet Organizers, Window Coverings, & Freshly Painted.

Parking & Locker Included! Excellent Reserve Fund & Well Managed Building! Fabulous Amenities: Concierge, Gym & Sauna, Party Room, Hobby/PingPong Room, Media/Theatre Room, Guest Suite, Car Wash Bay & Visitor Parking. Enjoy the Award Winning Carrington Gardens Located across from Sunnybrook Park and Close to Excellent Schools, Amenities (Shops @ Don Mills & Leaside), TTC Stop Outside The Complex & A Stop at Leslie On The Future Eglinton LRT! Easy Commute With Quick Access to DVP & Hwy 401!



ADDITIONAL INFO

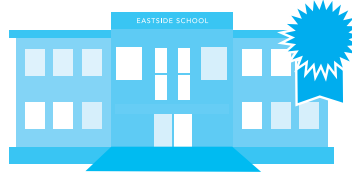
- Taxes:** \$2,388.71 (Annual in 2022)
- Possession:** 30-60 Days/TBD
- Parking:** One owned parking space:
Level A Unit 72 (P1-339)
- Locker:** One owned locker:
Level B Unit 188 (L2-384)
- Maintenance Fee:** \$855.81 (monthly 2023)
- Includes:** Water, heat, central air conditioning,
common elements, building insurance and
parking
- Hydro Costs:** Approximately \$67 (monthly in 2022)
- Heating:** Heating and central air conditioning fan
coil (maintained and serviced by the condo
corporation)
- Square Footage:** Approximately 844 sq ft and 58 sq ft balcony
(as per builder's floor plans)
- Amenities:** 24 hour concierge, in suite security system,
exercise rooms, sauna, hobby room with
ping pong table, party meeting room,
theatre room, guest suite, car wash bay,
visitor parking
- Pet Restrictions:** 2 pet maximum
(only one dog - 30 lbs or less)
- Exposure:** Open balcony with northeast exposure
- Property Manager:** Crossbridge Condominium Services
(416) 510-2306
- Inclusions:** Samsung refrigerator, Samsung stove,
Samsung dishwasher, Samsung microwave/
hood exhaust, Frigidaire stacked washer and
dryer, all built-in shelving, closet organizers,
all electric light fixtures, all window
coverings, garage door opener, two suite
keys, two fobs, one common area key and
two mailbox keys





SCHOOLS

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



Don Mills Collegiate Institute

Designated Catchment School
Grades 9 to 12
15 The Donway E

Don Mills Middle School

Designated Catchment School
Grades 6 to 8
17 The Donway E

Rippleton Public School

Designated Catchment School
Grades PK to 5
21 Rippleton Rd

ÉE 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

1 min

Serena Gundy Park

134 Rykert Cres

5 mins

Wilket Creek Park

1100 Leslie Ave

2 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Dog Park 1 Skateboard Park
2 Basketball Courts 1 Equestrian Facility
12 Sports Fields 5 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 57 minute walk away.

Nearest Rail Transit Stop

Eglinton Station

Nearest Street Level Transit Stop

1103 Leslie St

1 min

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 3.38km.

Sunnybrook Health Sciences Centre - Bayview Campus

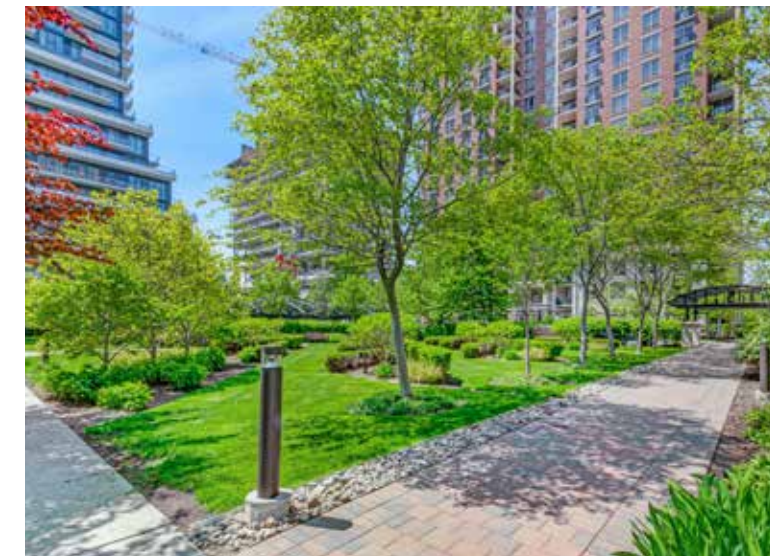
2075 Bayview Ave

Fire Station

1109 Leslie St

Police Station

50 Upjohn Rd



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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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