

THE MILLS TEAM

is proud to present

1210 DON MILLS ROAD

SUITE 314



1210DonMills314.com



WELCOME HOME

- Highly sought-after "Windfield Terrace" - located in the heart of Don Mills
- A bright and spacious (1620 sq ft) corner suite featuring 2 bedrooms, plus a den and 2 full washrooms
- Enjoy the large balcony, overlooking greenery, conveniently located off the main living space
- The open concept living and dining rooms accommodate large scale furniture
- Perfect for entertaining family and friends
- The suite boasts a spacious primary retreat with 2 walk-in closets and a large ensuite bathroom, plus a roomy 2nd bedroom/guest room
- Recent updates include new broadloom in the bedrooms, new flooring in the kitchen and laundry room, and painting throughout
- The primarily owner-occupied complex promotes a strong sense of community
- 24-hour Concierge and on-site Property Management offers the best of service and security
- A well-managed Condominium with an excellent reserve fund (over \$4mil) and low maintenance fees (including all utilities, Bell Fibe cable TV and internet)
- Fabulous building amenities include: a modern exercise room, gorgeous outdoor pool with sundeck, hot tub, whirlpool, sauna, media/library room, billiards room, squash court, racquetball/badminton court, party room, bicycle storage, car wash station and visitor parking
- Take advantage of the garden Pavilion party room and outdoor BBQ patio
- Enjoy organized social activities with a Recreational Director: coffee mornings & happy hours, movie nights, book club, duplicate bridge, better living fitness classes, aquafit, needlework group and Tai Chi
- Walk to Everything: The Shops At Don Mills, library, Shoppers Drug Mart, groceries, banks, Cineplex Theatre, LCBO, restaurants, beautiful trails for walking and biking, schools and more
- Easy Access to The Don Valley Parkway, Highway 401 and TTC
- A perfect place to call home!

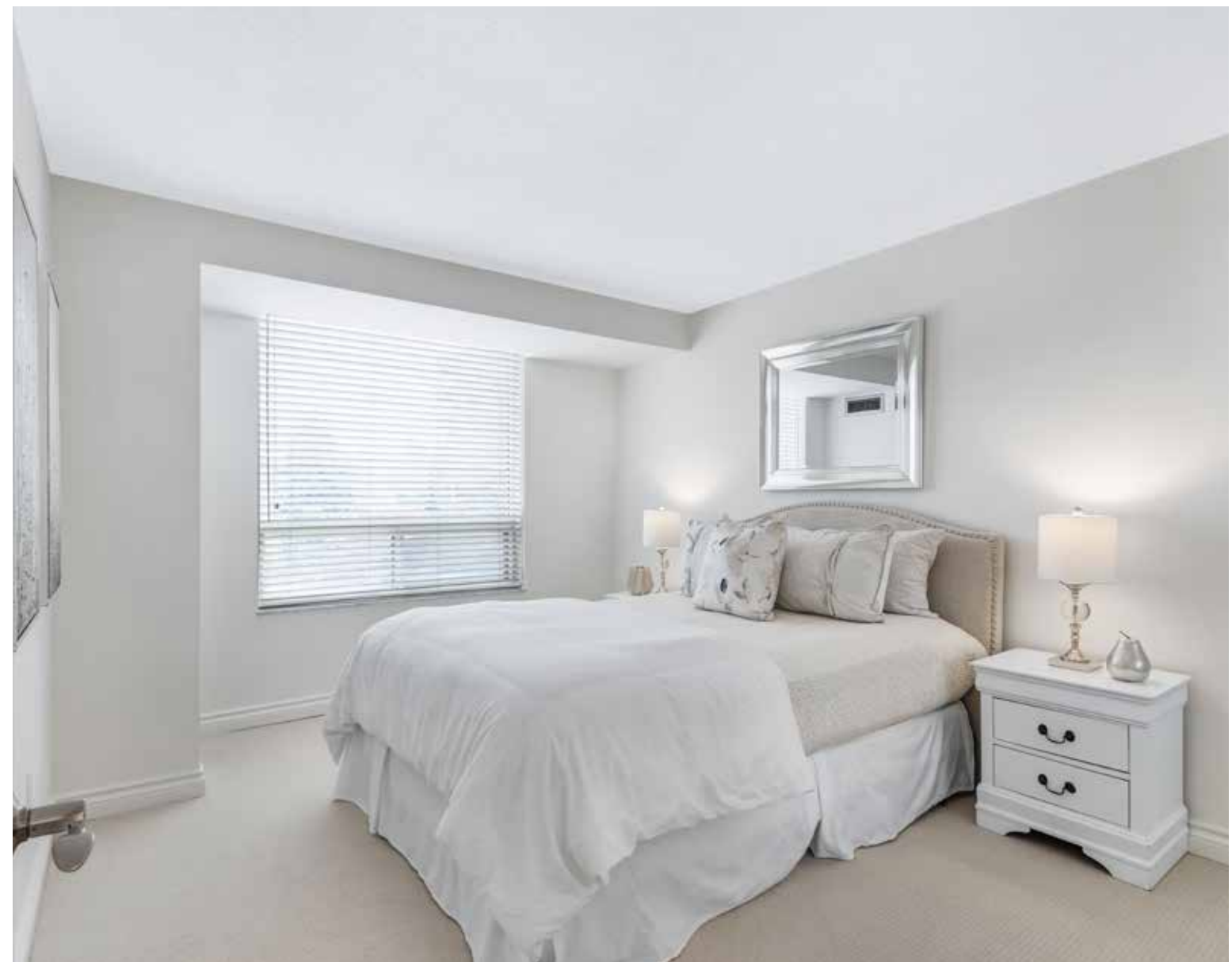


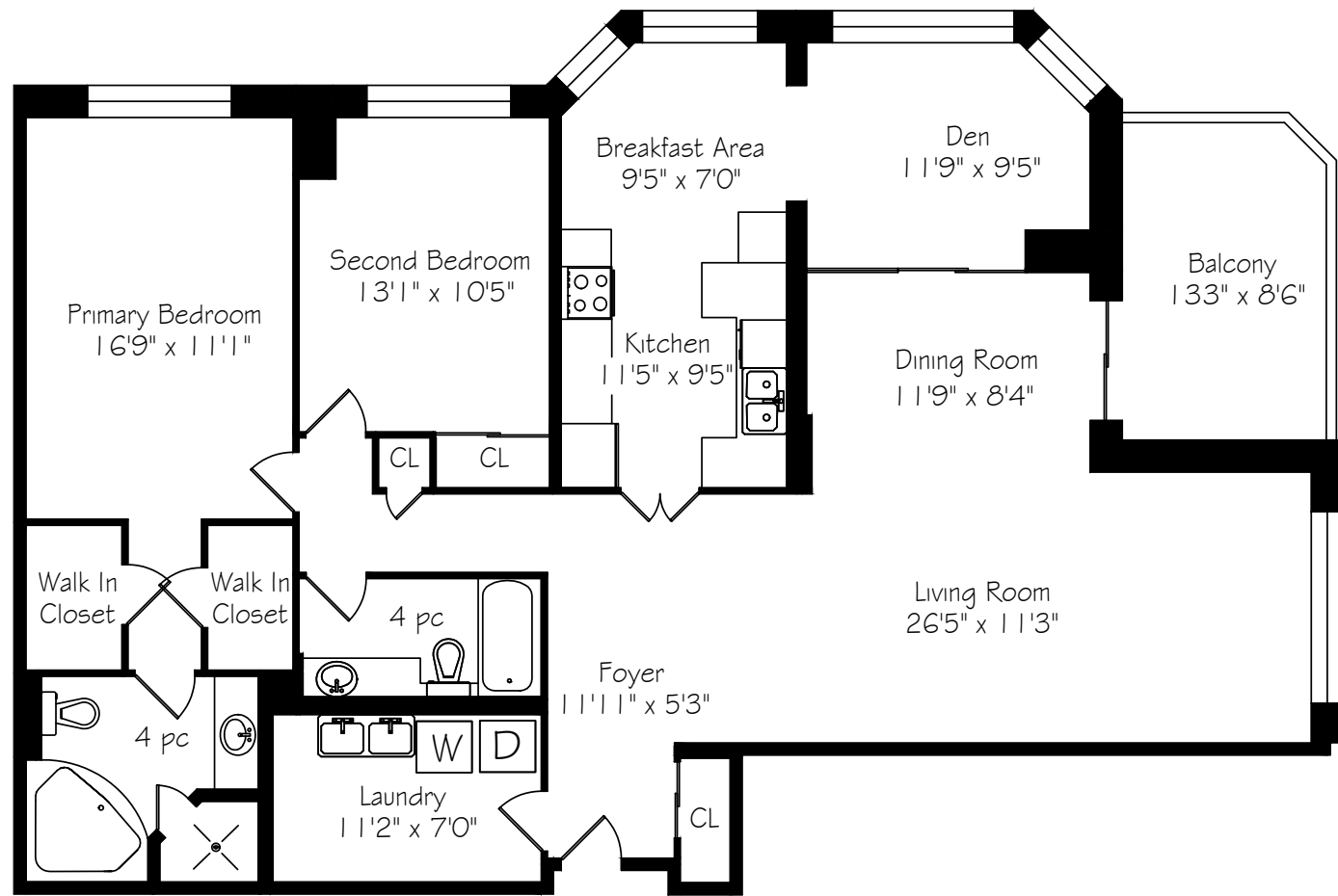


ADDITIONAL INFO

- Taxes:** \$4,190.86 (Annual in 2023)
- Possession:** 60 days or to be arranged
- Parking:** One owned parking space - Level B Unit 84 (P2-084)
- Locker:** One owned locker - Level B Unit 172 (LB-172)
- Maintenance Fee:** \$1,421.33 per month
- Includes:** Hydro, heat, water, central air conditioning, cable TV, internet, parking, locker, common elements and building insurance
- Heat/Cooling:** Fan coil with central air conditioning (service done semi-annually by the Condo Corporation)
- Square Footage:** Approximately 1,620 sq ft (as per floor plan)
- Amenities:** Exercise room, outdoor pool with sundeck, hot tub, whirlpool, sauna, media/library room, billiards room, squash court, racquetball/badminton court, hospitality room, bicycle storage, car wash station and visitor parking
Organized social activities with a Recreational Director: coffee mornings & happy hours, movie nights, book club, duplicate bridge, better living fitness classes, aquafit, needlework group and Tai Chi
- Security:** Full-time concierge - 24 hours / 7 days per week and enter phone system
- Pet Restrictions:** No pets allowed
- Exposure:** Southeast views with balcony
- Property Manager:** Crossbridge Condominium Services
Ann Pinchin: 416-443-1550
- Inclusions:** Existing Stainless Steel kitchen appliances - Fisher & Paykel refrigerator/freezer, GE stove, Panasonic built-in microwave and Whirlpool dishwasher. Kenmore washer, Kenmore dryer, all attached shelving and cabinetry, all window coverings, all drapery tracks and rods and all electric light fixtures

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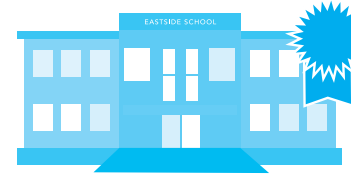






SCHOOLS

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



Norman Ingram Public School

Designated Catchment School
Grades PK to 5
50 Duncairn Rd

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

Greenland Public School

Designated Catchment School
Grades PK to 5
15 Greenland 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

PARKS & REC.

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



Duncairn Park

71 Duncairn Rd
3 mins

Mallow Park

8 Mallow Rd
4 mins

Chipping Park

35 Chipping Rd
5 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground 4 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 44 minute walk away.

Nearest Rail Transit Stop

Oriole GO

Nearest Street Level Transit Stop

The Donway West At Duncairn Rd North Side



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 3.4km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

Fire Station

143 Bond Ave

Police Station

50 Upjohn Rd

HoodQ

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1210 DON MILLS ROAD, SUITE 314



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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