

THE MILLS TEAM

is proud to present

386 YONGE STREET

SUITE 3601

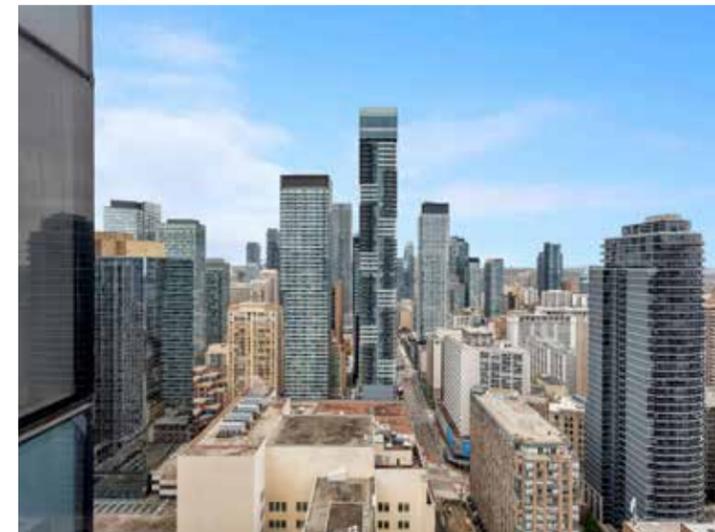


386Yonge3601.com



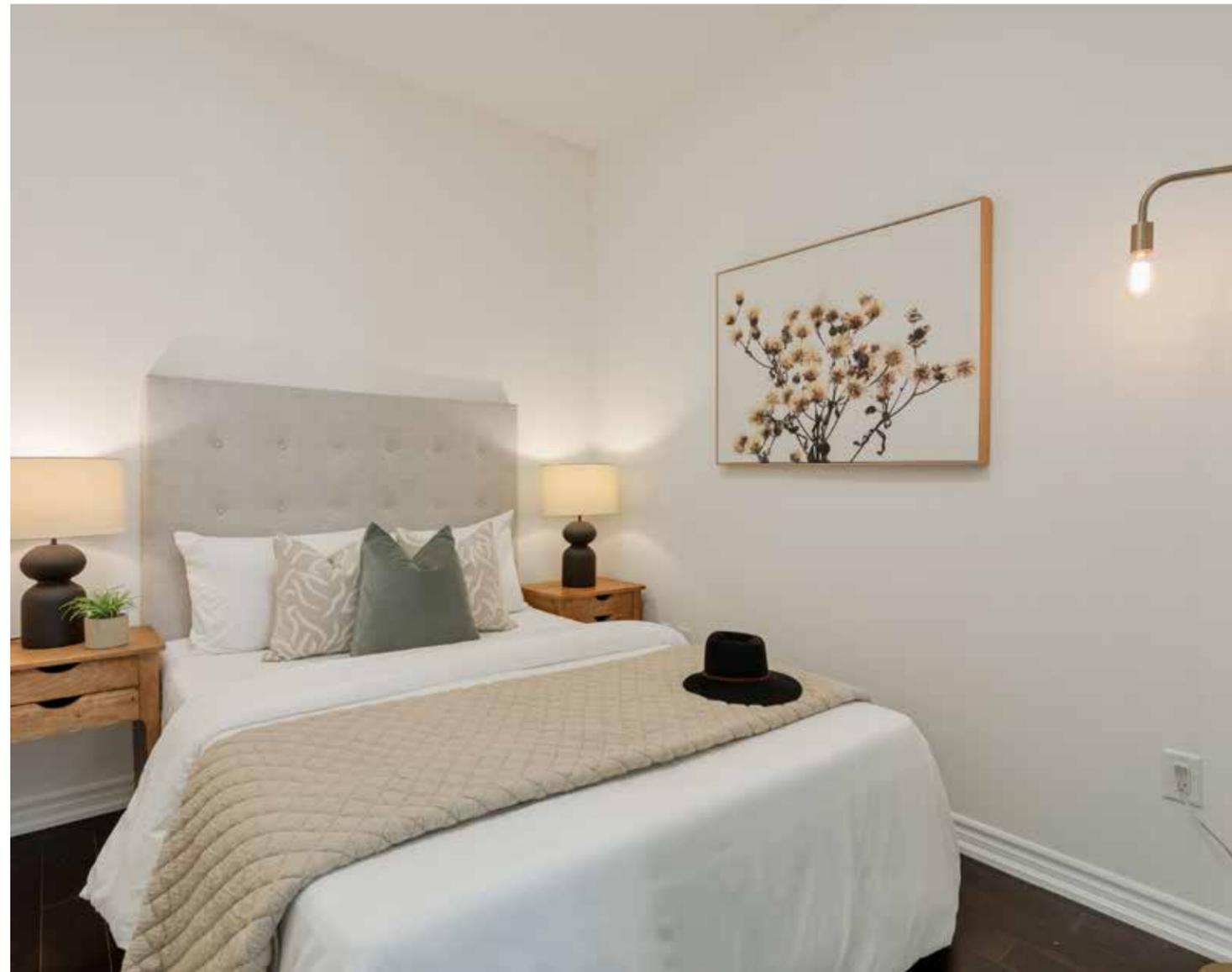
WELCOME HOME

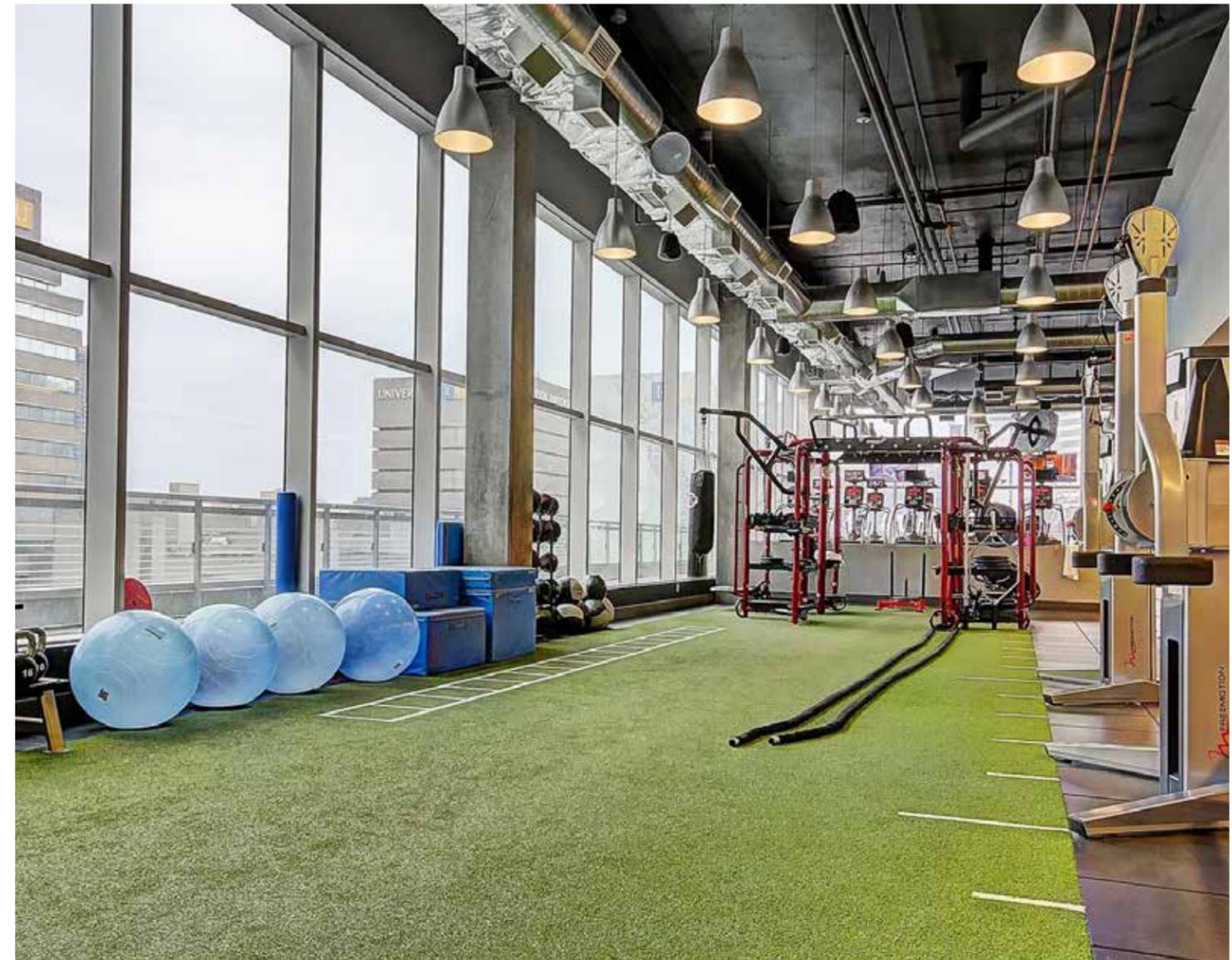
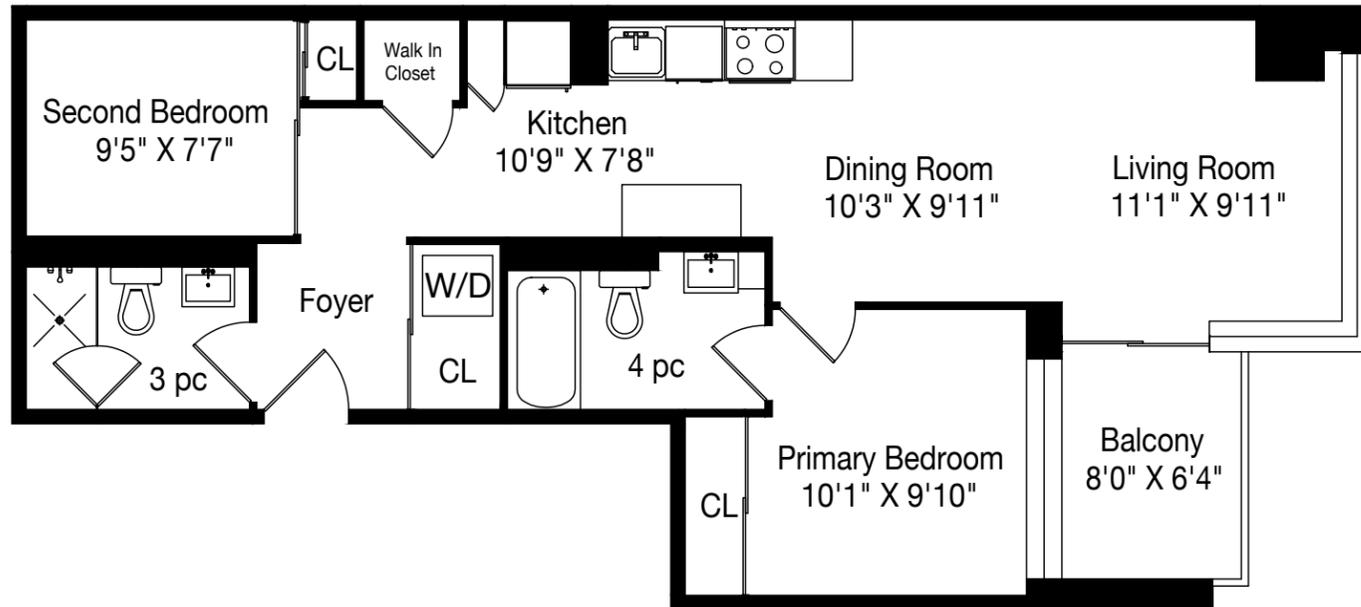
- Experience the "Aura" of Urban living Perched in the prestigious Aura building at College Park
- 2 bedroom 2 full bathroom suite with stunning city views and floor to ceiling windows allowing this suite to feel even larger than 786 square feet
- Each of the bedrooms are spacious, perfect for those who are working or studying from home
- The primary bedroom features a double doored closet and an ensuite bathroom
- The well-maintained suite with a functional modern layout features full size appliances, a large pantry plus a kitchen island for additional storage, and enough space for both living and dining
- Boasting panoramic views from the high floor the deep balcony is perfect for sitting back and admiring the view
- This residence combines comfort and an unbeatable location for unbelievable convenience with a transit score of 100!
- Direct Access To College Subway & Indoor Shopping (Grocery/ Retail). Close To U Of T, TMU, Restaurants, Eaton Center, Financial & Entertainment Districts



ADDITIONAL INFO

- Property Taxes:** \$4,410.73 (Annual in 2023)
- Possession:** 30-60 Days/TBD
- Parking:** 1 underground space Level D Unit 133 (Spot #243 in P4)
- Locker:** 1 owned locker Level 10 Unit 31 (Locker #31 on 12F)
- Maintenance Fee:** \$728.61 (monthly 2024)
- Includes:** Water, Central Air Conditioning, Heat, Common Elements, Building Insurance, Parking and Locker
- Heating:** Gas/Forced Air (air filters and drain pans must be replaced by suite owner)
- Utility Costs:** *Hydro:* Approx. \$76.56/month (2023)
- Square Footage:** 786 sq ft interior as per MPAC
- Amenities:** Concierge, Guest Suites, Exercise Room, Sauna, Meeting Room, Media Room, Recreation Room, Rooftop Deck/Garden, Billiards, Bike Storage & Visitor Parking
- Pet Restrictions:** Household domestic pets welcome
- Exposure:** North-East
- Property Mngmnt:** ICC Property Management
905-940-1234
- Property Manager:** Jeremy Awori
905-940-1034
416-260-3175 X 4
residential@auracondo.ca
admin@auracondo.ca
- Concierge:** 416-595-6226
- Inclusions:** Refrigerator (GE), Stove (GE), Microwave (GE), Dishwasher (BOSCH), Washer and Dryer (GE), All Built-in and Attached Shelving, All Blinds and All Electric Light Fixtures
- Exclusions:** None







SCHOOLS

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



Church Street Junior Public School
Designated Catchment School
Grades PK to 6
83 Alexander St

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

Jarvis Collegiate Institute
Designated Catchment School
Grades 9 to 12
495 Jarvis St

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

Jesse Ketchum Jr and Sr Public School
Designated Catchment School
Grades PK to 8
61 Davenport Rd

Other Local Schools
Downtown Vocal Music Academy of Toronto
Grades 4 to 8
96 Denison Ave

Central Technical School
Grades 9 to 12
725 Bathurst St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



College Park
420 Yonge St

< 1 min

Trinity Square
19 Trinity Square

6 mins

Ryerson Community Park
50 Gould St

4 mins

FACILITIES WITHIN A 20 MINUTE WALK
1 Playground 3 Arts/Performance Facilities
3 Rinks

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 4 minute walk away.

Nearest Rail Transit Stop
College Station 4 mins

Nearest Street Level Transit Stop
Bay St At Gerrard St West North Side 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 0.45km.

Toronto General Hospital (University Health Network)
200 Elizabeth St

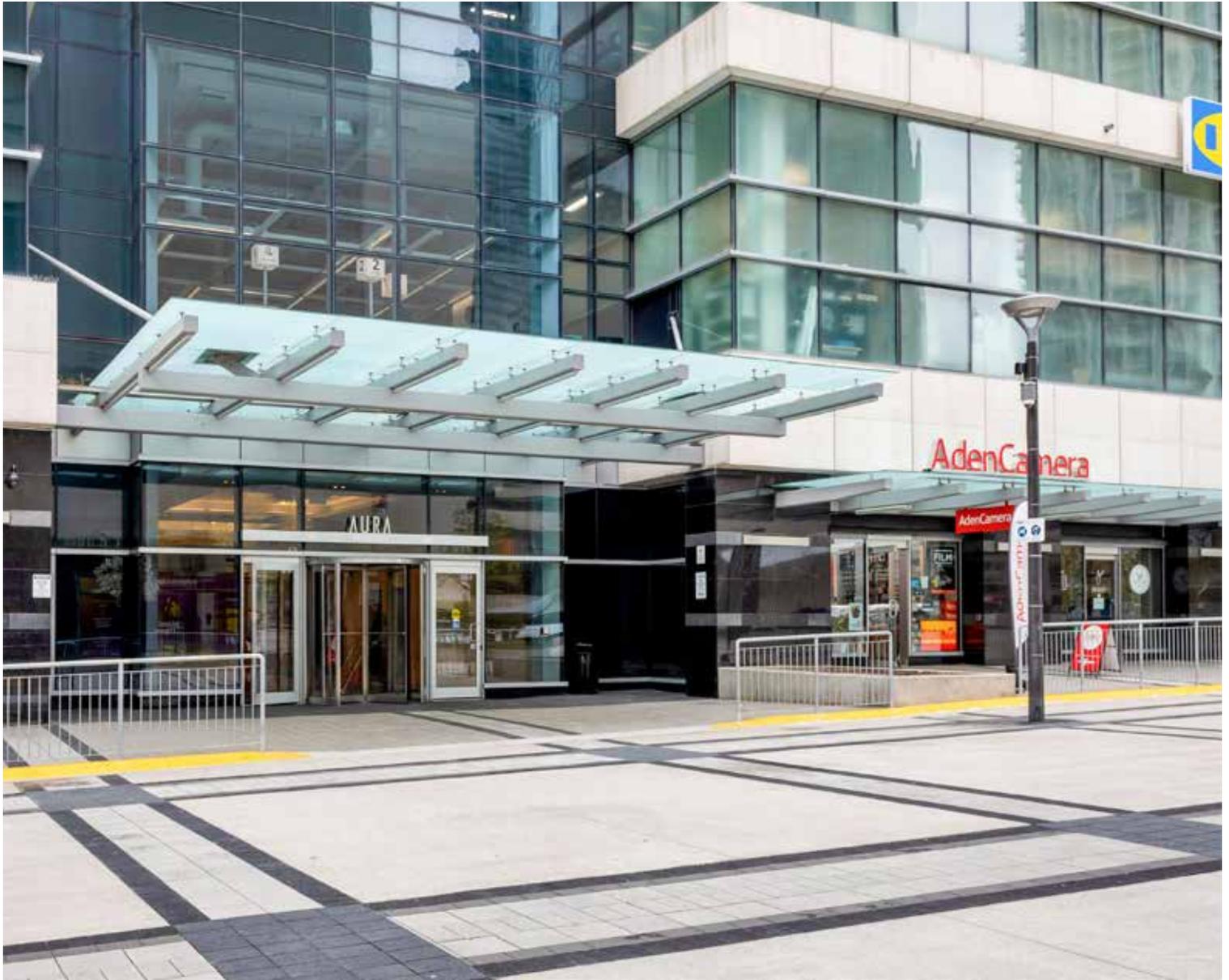
Fire Station
12 Grosvenor St

Police Station
40 College St



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386 YONGE STREET, SUITE 3601



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Michael Adams*, Laura Lee*, Sarah O'Neill*, Sue Mills*, Katie Mills*, Diane Fujita*, Priyanka Mehta, Christine Sweeny* | * SALES REPRESENTATIVE

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