

THE MILLS TEAM

is proud to present

20 GOTHIC AVENUE

SUITE 704



20Gothic704.com



WELCOME HOME

The iconic High Park building, with the iconic Toronto view! IYKYK, and we know THIS IS THE ONE! Experience breathtaking park and CN Tower views from this updated 2 bedroom + den suite, offering nearly 1,000 square feet. Bathed in morning light and bright all day from its corner location with wrap around glass and a wide, deep balcony. The split bedroom layout, functional den and two full washrooms offer loads of work from home options, while the open-concept kitchen and living space allow group gatherings and dinner parties. Lovely updates include renovated ensuite washroom, Phantom screen door, built-in organizers in all closets, and stainless steel appliances. Underground parking and storage locker absolutely included.

Known as a quality low-rise building, with a neighbourly vibe, 20 Gothic offers exceptional concierge staff, responsive on-site property manager, well-maintained common areas and luxurious amenities including a gym, outdoor terrace, party room, theatre, billiards, guest suite and abundant visitor parking.

Stay warm and dry with only 12 steps outside from the back door to the subway station and connect to the UP Express and GO! A few more steps across the street to enjoy everything High Park offers, making this location ideal for dog parents and nature enthusiasts. Stroll to vibrant Bloor West Village, groceries, restaurants and the waterfront. Easy access to the Gardiner Expressway too!

Legally we aren't allowed to say anything's "perfect", but if we could...



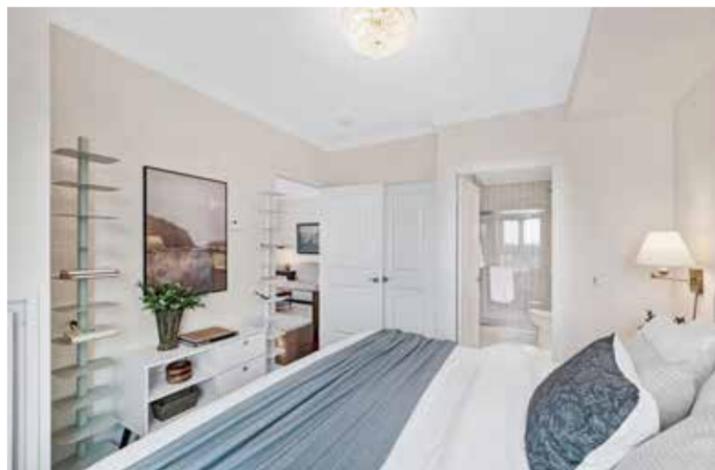
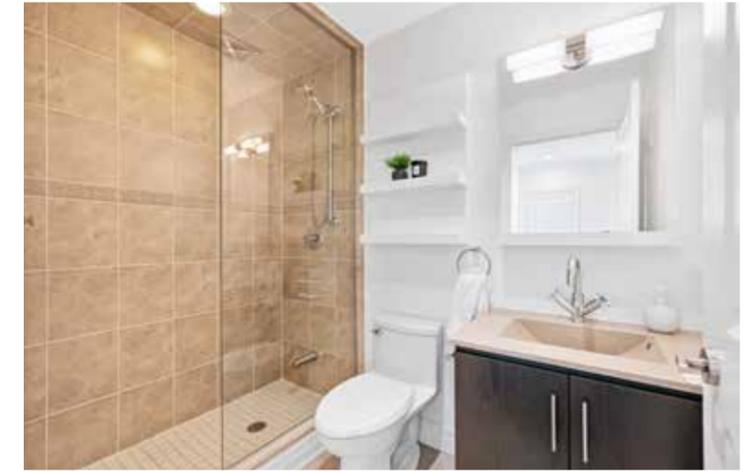


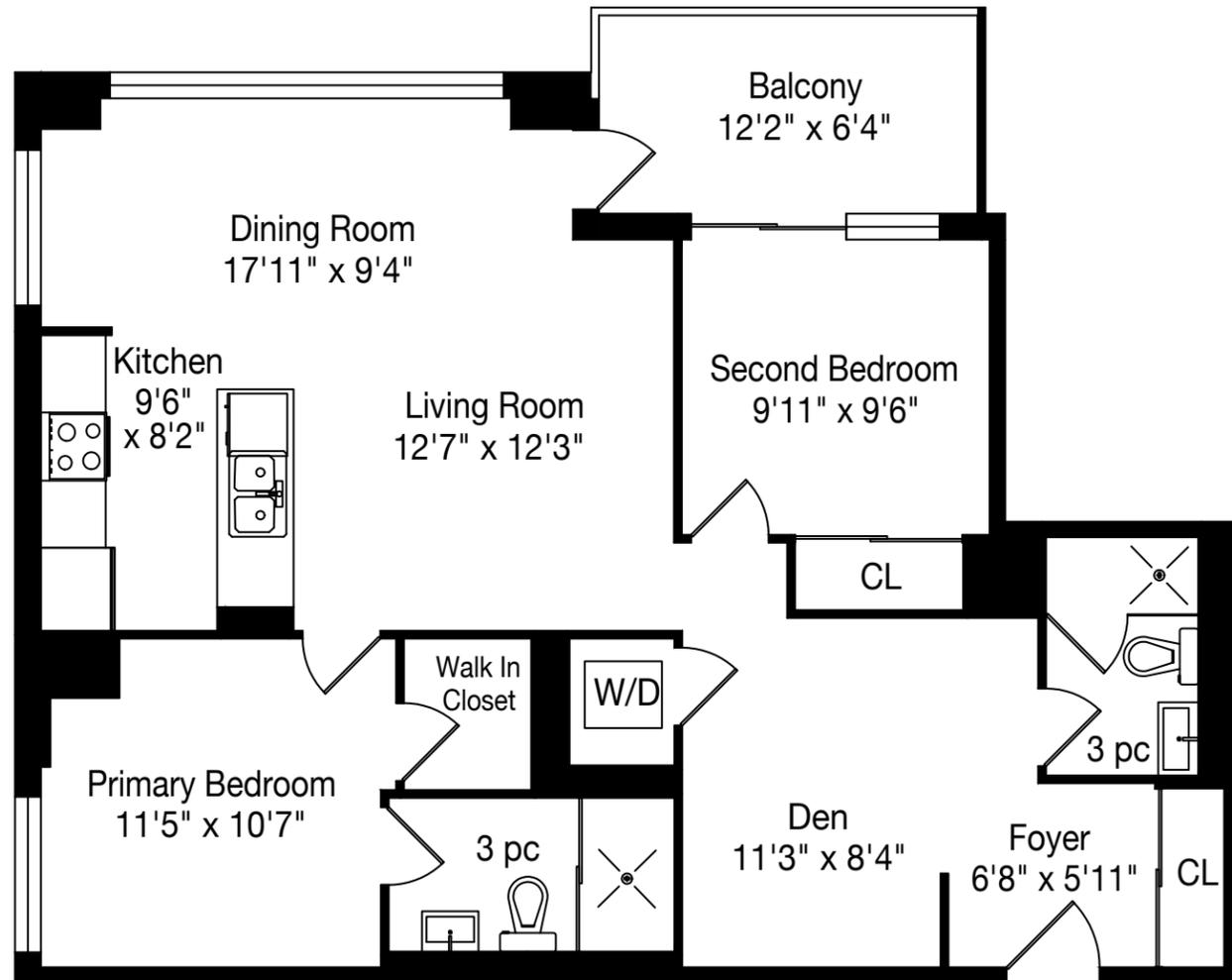
ADDITIONAL INFO

- Property Taxes:** \$4,306.04 (Annual in 2024)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$975.97 (monthly 2024)
- Parking:** One owned parking space: Level C, Unit 4 (P3-4)
- Locker:** One owned locker: Level C, Unit 71 (P3-71)
- Includes:** Water, Heat, Central Air Conditioning, Common Elements, Building Insurance, Parking and Locker
- Heating:** Heat pump system (owned and maintained by the suite owner)
- Utility Costs:** *Electricity:* Approx. \$96.75/month (2024)
- Square Footage:** Approximately 985 sq ft as per MPAC
- Amenities:** Concierge, Gym, Billiards Lounge, Screening Theatre, Gala Room, Guest Suite, Bike Storage and Visitor Parking
- Pet Restrictions:** One dog allowed, two pets maximum not exceeding 30 lbs. per pet.
- Exposure:** North East
- Security:** Full-time concierge - 24 hours / 7 days per week
- Property Manager:** Del Property Management
- Condo Manager:** Ileana Tripa
416-766-6546
20gothic.pm@delcondo.com
- Concierge:** 416-766-7161
- Inclusions:** Refrigerator(Fisher & Paykel), Stove (GE), Dishwasher (Miele), Microwave (KitchenAid), Washer and Dryer (Electrolux), All built-in and Attached Shelving, All Electric Light fixtures, All Window Coverings and Garage Door Opener

RENOVATIONS

- Kitchen appliance & hardware replacement (2017-2022)
- Full renovation of ensuite bathroom (2018)
- Custom organizers installed in all closets (2017)
- Phantom balcony screen door installed (2017)







SCHOOLS

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



Keele Street Public School
Designated Catchment School
Grades PK to 8
99 Mountview Ave

Humberside Collegiate Institute
Designated Catchment School
Grades 9 to 12
280 Quebec Ave

ÉÉ Charles-Sauriol
Designated Catchment School
Grades PK to 6
55 Pelham Ave

ÉS Toronto Ouest
Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools
Ursula Franklin Academy
Grades 9 to 12
146 Glendonwynne Rd

The Grove Community School
Grades PK to 6
108 Gladstone Ave

Karen Kain School of the Arts
Grades 6 to 8
60 Berl 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.



High Park
1873 Bloor St W
1 min

Lithuania Park
155 Oakmount Rd
8 mins

Kennedy - Margdon Parkette
40 Margdon Rd
4 mins

FACILITIES WITHIN A 20 MINUTE WALK

| | |
|------------------|-----------------------------|
| 7 Playgrounds | 3 Splash Pads |
| 1 Dog Park | 1 Sports Court |
| 1 Pool | 1 Botanical Garden |
| 2 Rinks | 1 Zoo |
| 14 Tennis Courts | 1 Trail |
| 6 Ball Diamonds | 1 Arts/Performance Facility |
| 1 Sports Field | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a minute walk away and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
High Park Station
< 1 min

Nearest Street Level Transit Stop
Bloor St West At Clendenan Ave
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 2.12km.

St Joseph's Health Centre
30 The Queensway

Fire Station
83 Deforest Rd

Police Station
2054 Davenport Rd



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THE MILLS TEAM

AN EXCEPTIONAL REAL ESTATE EXPERIENCE

The logo for 'The Mills Team' features the text 'THE MILLS TEAM' in a bold, serif font, with a red outline around the letters. Above the text is a red graphic element resembling a house roof. Below the text is a group photo of nine women standing in a row, dressed in professional attire. Below the photo is the tagline 'AN EXCEPTIONAL REAL ESTATE EXPERIENCE'.

TheMillsTeam.ca

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20Gothic704.com



Signature Realty
IND. OWNED & OPERATED BROKERAGE