

THE MILLS TEAM

is proud to present

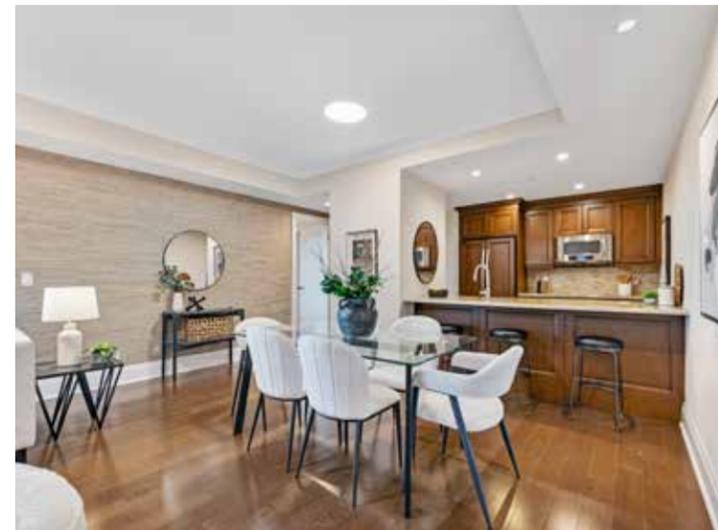
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1888 BAYVIEW AVENUE

SUITE 604



[1888Bayview604.com](http://1888Bayview604.com)



## WELCOME HOME

- Built by Tridel, enjoy the quality, elegance and luxury of living in the Blythwood At Huntington
- Walk out to your open balcony to take in the fresh air and premium Northwest view of trees in this rare ravine setting
- A sanctuary in the middle of the city. Steps to walking trails leading to Sherwood Park, Sunnybrook Park and beyond
- Walk to Whole Foods, Shoppers Drug Mart, TD bank and more
- Take advantage of the numerous shops, restaurants and specialty stores on Bayview Ave
- Sunnybrook Hospital is just moments away
- Conveniently located close to the Granite Club and Rosedale Golf Club
- TTC at your doorstep and the highly anticipated future LRT on Eglinton Ave
- Spacious 2 bedroom, 2 washroom split-plan layout provides privacy and versatility of use
- Lovely primary retreat offers a walk-in closet and luxurious 5-piece ensuite washroom
- Second bedroom is adjacent to a 3-piece semi-ensuite washroom. Multiple options for using this room as a bedroom, office or den
- Ideal for entertaining family and friends, the kitchen with breakfast bar overlooks the open concept living and dining areas
- Ensuite laundry
- Steps to the elevator that leads to the nearby parking space and locker on P2
- First class building amenities including 24/7 Concierge, saltwater indoor swimming pool, hot tub, steam rooms, party and dining room with kitchen, guests suites and more
- Make yourself at home in this friendly and caring community

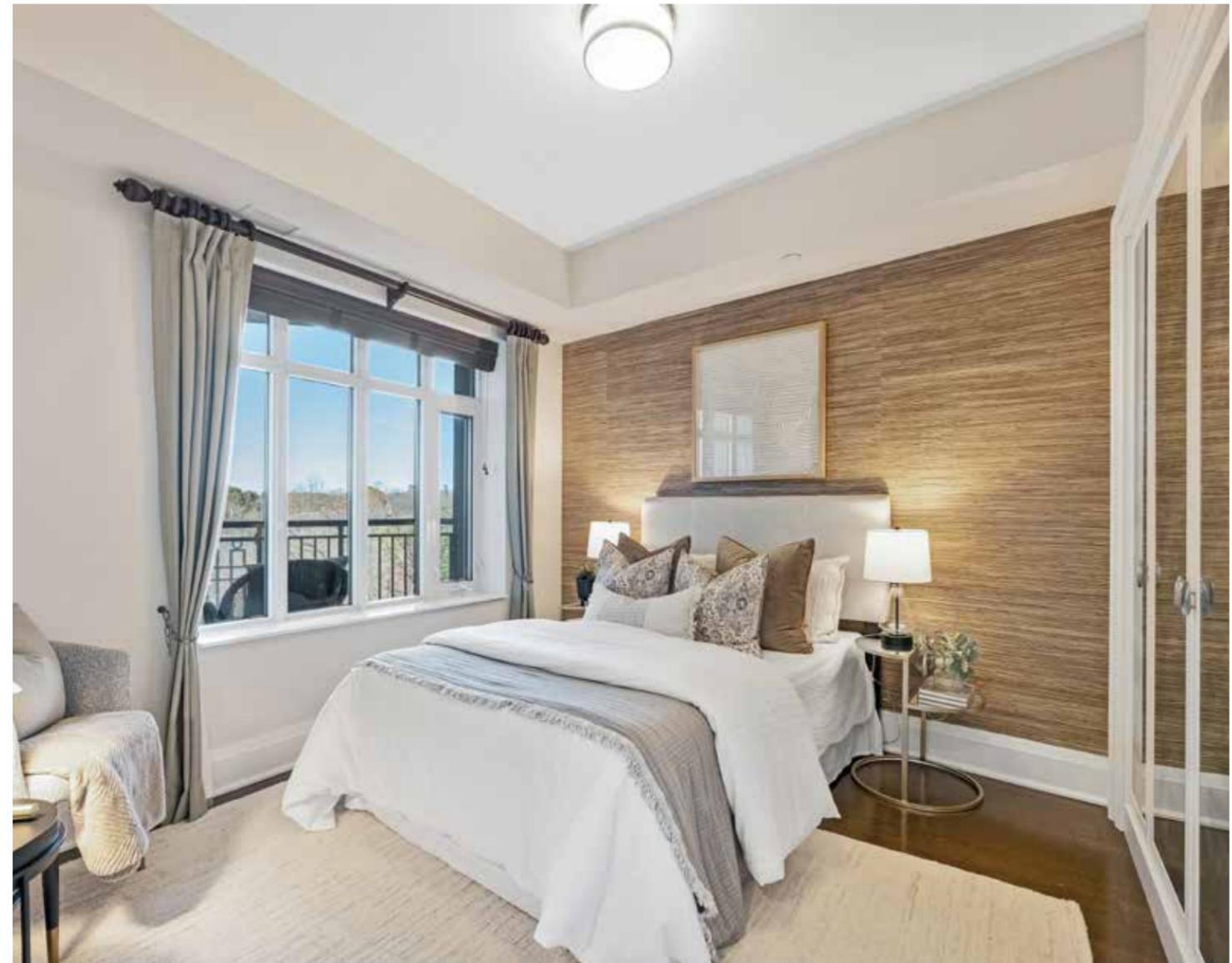


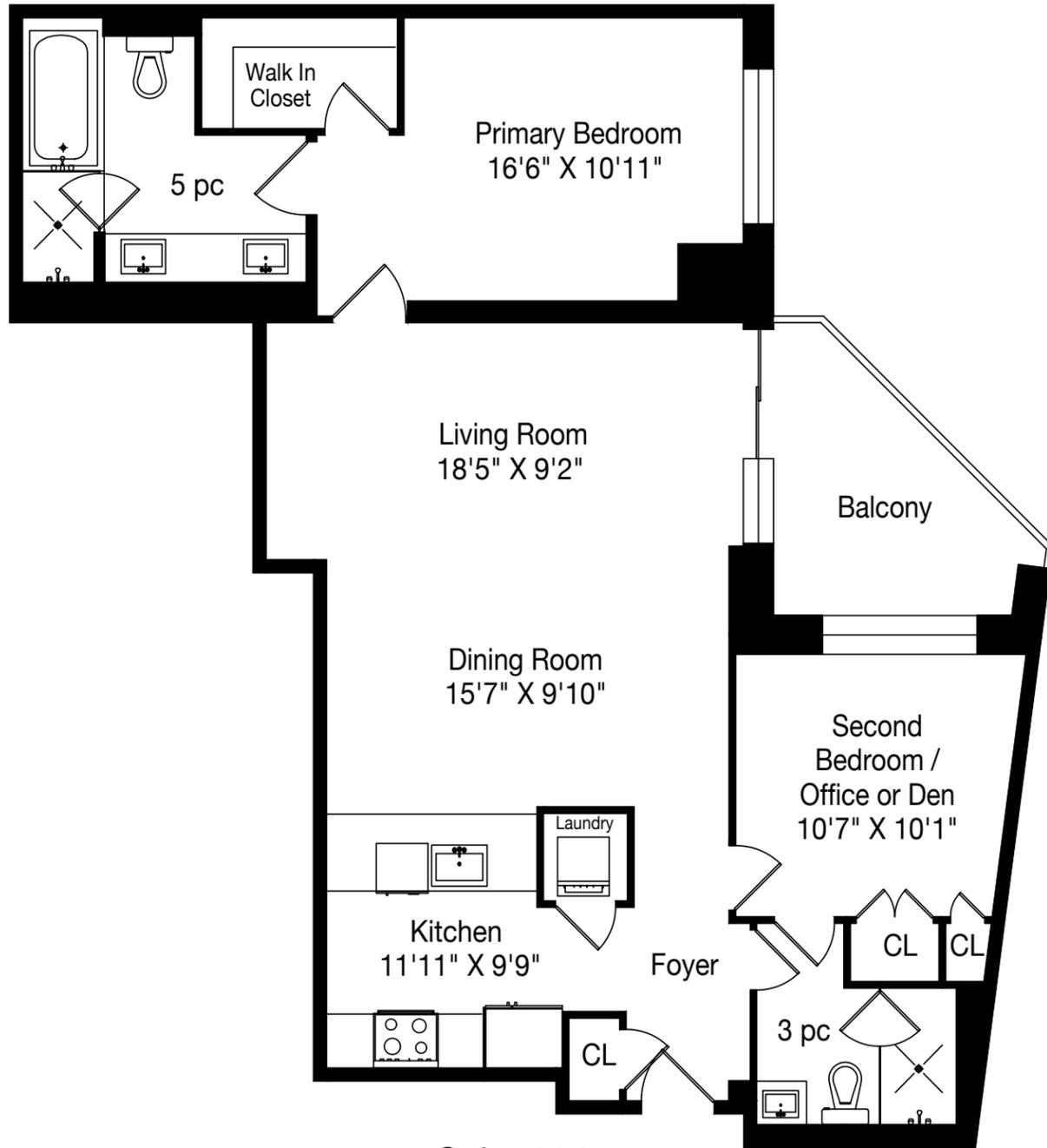
## ADDITIONAL INFO

- Property Taxes:** \$5,901.13 (Annual in 2024)
- Possession:** 30-60 days or to be arranged
- Parking:** Owned parking space - Level B Unit 35
- Locker:** Owned locker - Level B Unit 111
- Maintenance Fee:** \$1,123.83 (monthly 2024)
- Includes:** Cable Tv and internet (Rogers), common elements, building insurance, parking and locker
- Utility Costs:** One bill covering hot water, electricity, heat and central air conditioning - approximately \$150 (monthly 2024)
- Heating/Cooling:** Heating and central air conditioning fan coils
- Square Footage:** Approximately 1071 sq ft plus 78 sq ft balcony as per floor plan
- Amenities:** Concierge, exercise room, yoga room, guest suites, party/dining room with kitchen facilities, indoor saltwater pool, hot tub, steam rooms, outdoor patio, visitor parking and bicycle storage
- Pet Restrictions:** 2 pets maximum (less than 40 lbs)
- Exposure:** Northwest exposure with open balcony
- Property Manager:** Del Property Management  
Nataliya Davydenko  
647-340-6229
- Inclusions:** Panelled KitchenAid refrigerator/freezer, Stainless Steel KitchenAid oven and stovetop, panelled KitchenAid dishwasher, Stainless Steel KitchenAid built-in microwave, Whirlpool stacked washer and dryer, all built-in and attached shelving and cabinetry, all electric light fixtures, all window coverings, attached hair dryer in primary ensuite and garage remote/fobs

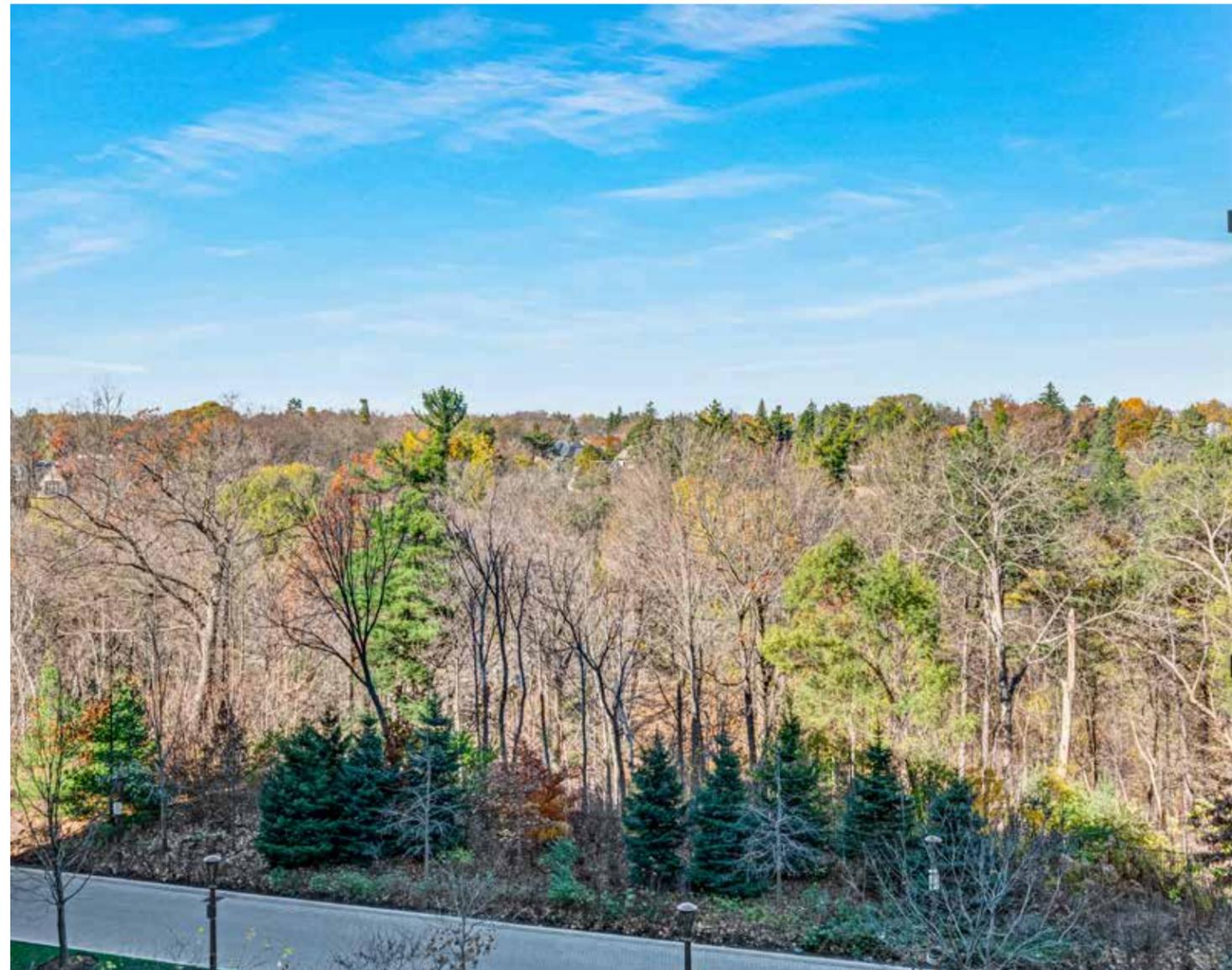
## OPTIONS

- As of November 13, 2024, the Condo Corporation has a parking space for sale
- Building infrastructure in place, so EV charging station can be installed at owner's expense





Suite 604  
1071 Square Feet  
+ 78 Balcony





## SCHOOLS

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



### Blythwood Junior Public School

Designated Catchment School  
Grades PK to 6  
2 Strathgowan Crescent

### Northern Secondary School

Designated Catchment School  
Grades 9 to 12  
851 Mt Pleasant Rd

### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

### York Mills Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
490 York Mills Rd

### 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.



### Sunnydene Park

1958 Bayview Ave  
1 min

### Sunnybrook Park

1132 Leslie  
2 mins

### Sherwood Park

190 Sherwood Ave  
2 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	2 Splash Pads
2 Dog Parks	1 Equestrian Facility
1 Ball Diamond	4 Trails
12 Sports Fields	

HOOD Q

## 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 27 minute walk away.

**Nearest Rail Transit Stop**  
Eglinton Station

**Nearest Street Level Transit Stop**  
Bayview Ave At Kilgour Rd (Cnib)

1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2.17km.

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

**Fire Station**  
231 Mcrae Dr

**Police Station**  
75 Eglinton Ave W

HoodQ

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1888 BAYVIEW AVENUE, SUITE 604



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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**1888Bayview604.com**

**ROYAL LEPAGE**

**Signature Realty**  
IND. OWNED & OPERATED BROKERAGE

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