

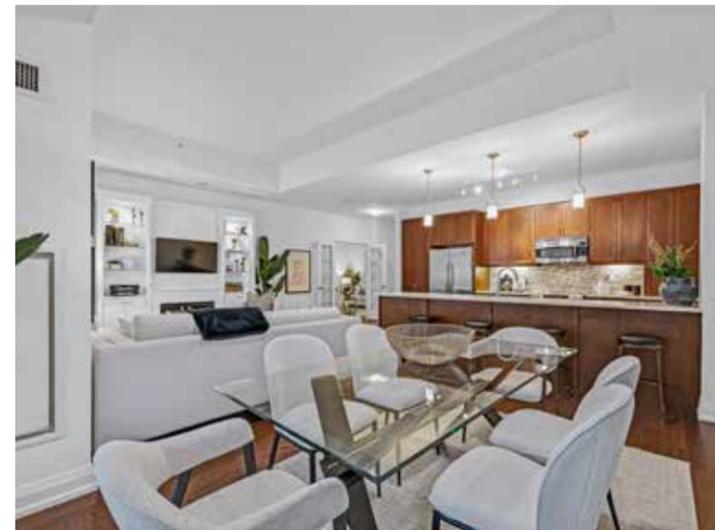
THE MILLS TEAM

is proud to present

85 THE DONWAY WEST
SUITE 105



85TheDonway105.com



NEW YEAR, NEW HOME!

This gorgeous, two-bedroom suite at Reflections in The Shops at Don Mills is now available for those seeking an effortless lifestyle! Ideal for smart-sizers and growing families alike, this convenient ground floor abode needs no elevator, but has an elevated balcony for security. An exceptionally designed open-concept floor plan offers two generously-sized bedrooms, both with walk-in closets, plus a flexible den space, ideal as a family room or home office. The stunning kitchen features an island larger than you'd find in most houses with quartz countertops and stainless-steel appliances, and overlooks the combined living/dining rooms with built-in cabinetry, TV and electric fireplace. Enjoy coffee and cocktails on the expansive balcony. More highlights include 9 and over 10-foot ceilings, a separate laundry room (not just a closet) with fabulous storage and sink, plus two underground parking spaces and storage locker included.

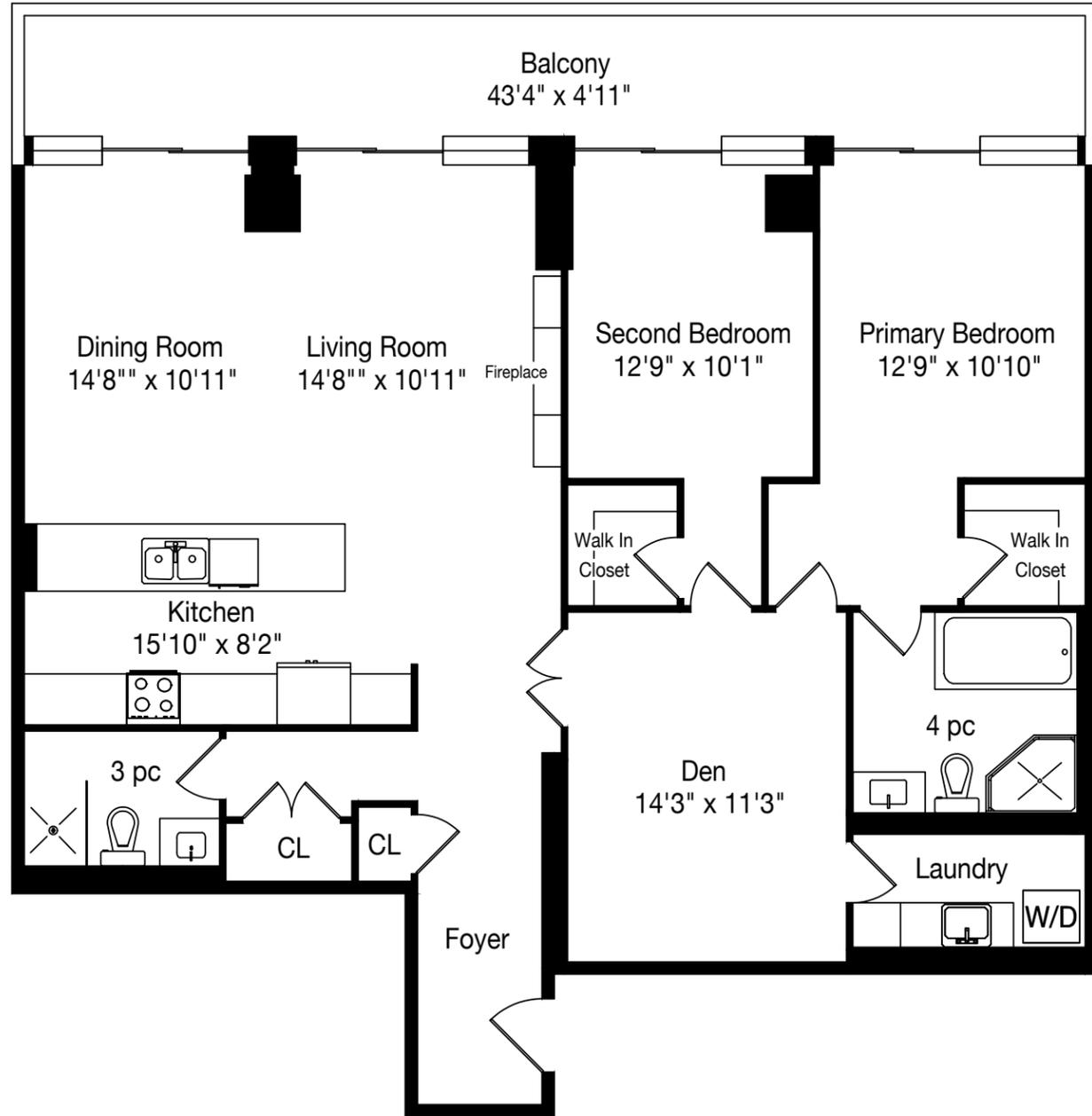
Reflections is a boutique, superbly managed and maintained residence with quality amenities, fantastic concierge staff and caring neighbours. Enjoy everything this Shops at Don Mills neighbourhood has to offer: Exceptional dining, shopping, groceries, VIP Cineplex, community events all steps away. Enjoy Starbucks, Eataly, Shopper's, Metro and so much more! Walk and cycle along the Don Mills Trail right up to the Longos Plaza on York Mills. 3-minute bus to the future Eglinton LRT entrance. Sunnybrook hospital 15 minutes away. Sought-after public and private schools. Quick and easy DVP and 401 access.



ADDITIONAL INFO

- Property Taxes:** \$5,922.59 (Annual in 2024)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$1,428.57 per month
- Includes:** Water, Common Elements, Building Insurance, Parking and Locker.
- Parking:** 2 underground spaces (Level B Unit 36 & Level B Unit 37)
- Locker:** 1 owned locker (Level C Unit 49, located in locker room P3-206)
- Square Footage:** Approximately 1,467 sq ft interior plus 212 sq ft balcony per floor plans and 1,522 sq ft as per MPAC
- Amenities:** Concierge, Exercise Room, Games Room, Party Room/Meeting Room and Visitor Parking
- Pet Restrictions:** Maximum two domestic household pets welcome
- Exposure:** North
- Property Manager:** Performance Property Management (416) 645-3755
- Condo Manager:** Alon Meyer (416) 645-3755 EXT 509 alon@performancepm.com
Bhanu Priya (416) 645-3755 EXT 501 bhanu@performancepm.com
- Concierge Desk:** (416) 444-8581
- Concierge hours:** Mon-Thu: 10 am to 6 pm
Fri-Sat: 11 am to 9 pm
Sun: 11 am to 7 pm
- Inclusions:** Refrigerator (KitchenAid), Stove (KitchenAid), Dishwasher (Bosch), Microwave (GE Profile), Hood Fan, Washer and Dryer (Whirlpool), Attached Television, Outdoor Decking, Outdoor Water Feature, All Built-in and Attached Shelving, All Electric Light Fixtures and All Window Coverings
- Exclusions:** Second washroom mirror
- Rental Items:** None







SCHOOLS

With excellent assigned and local public schools very close to 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

Norman Ingram Public School

Designated Catchment School
Grades PK to 5
50 Duncairn Rd

ÉÉ 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

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.

Don Mills Local Park
69 The Donway W



1 min

Paperbirch Walkway
48 Paperbirch Dr



4 mins

Don Mills Civitan Arena
1030 Don Mills Road



3 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds 1 Sports Court
1 Arena 2 Trails
1 Rink



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 52 minute walk away.

Nearest Rail Transit Stop
Oriole GO

Nearest Street Level Transit Stop
The Donway West At Clock Tower 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 2.93km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
1109 Leslie St

Police Station
50 Upjohn Rd



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
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