

THE MILLS TEAM

is proud to present

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8 FIELDWAY ROAD

SUITE 403



[8Fieldway403.com](http://8Fieldway403.com)



## WELCOME HOME

First-timers, investors, pied-à-terre-ers, this is the one! Set on a residential street, but mere steps to the Islington Subway station and Kipling GO. Sun-filled with zero wasted space, this 1 + den suite is the ideal open-concept layout with room for a dining table, counter stools and large furniture. Enjoy the spacious bedroom with floor-to-ceiling windows, a perfect home office den and roomy west balcony - soon to be warm enough for coffee and cocktails. Completely move-in ready with fresh flooring and brand new dishwasher. A separate storage locker, owned parking and ensuite laundry also included.

An incredibly well-managed, quiet, pet-friendly building. On the same floor as the unit, enjoy amazing amenities including an outdoor patio with gardens, BBQs, lounging and dining areas with a fire pit, gym, and party room. Plus visitor parking and guest suite.

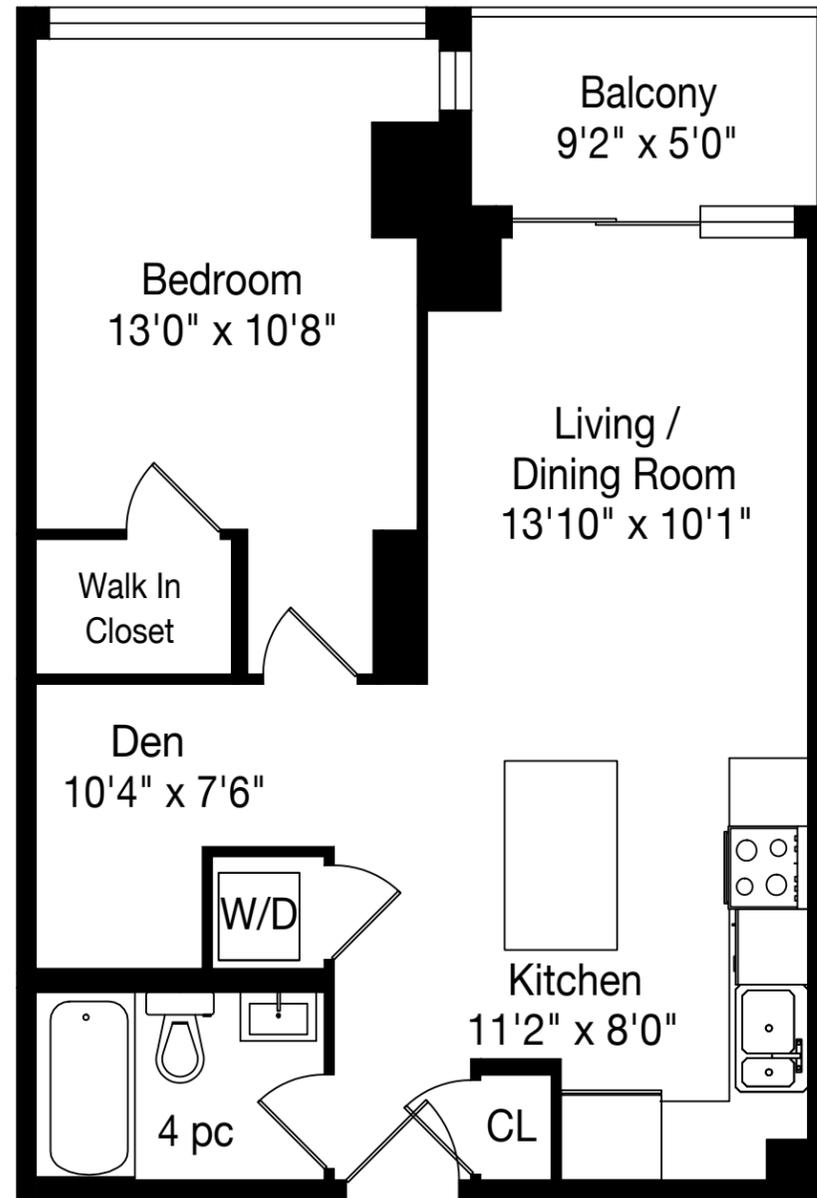
Walking distance to everything: groceries, subway, GO Train, restaurants, and a short drive to Sherway Gardens, IKEA, Costco and the Gardiner.



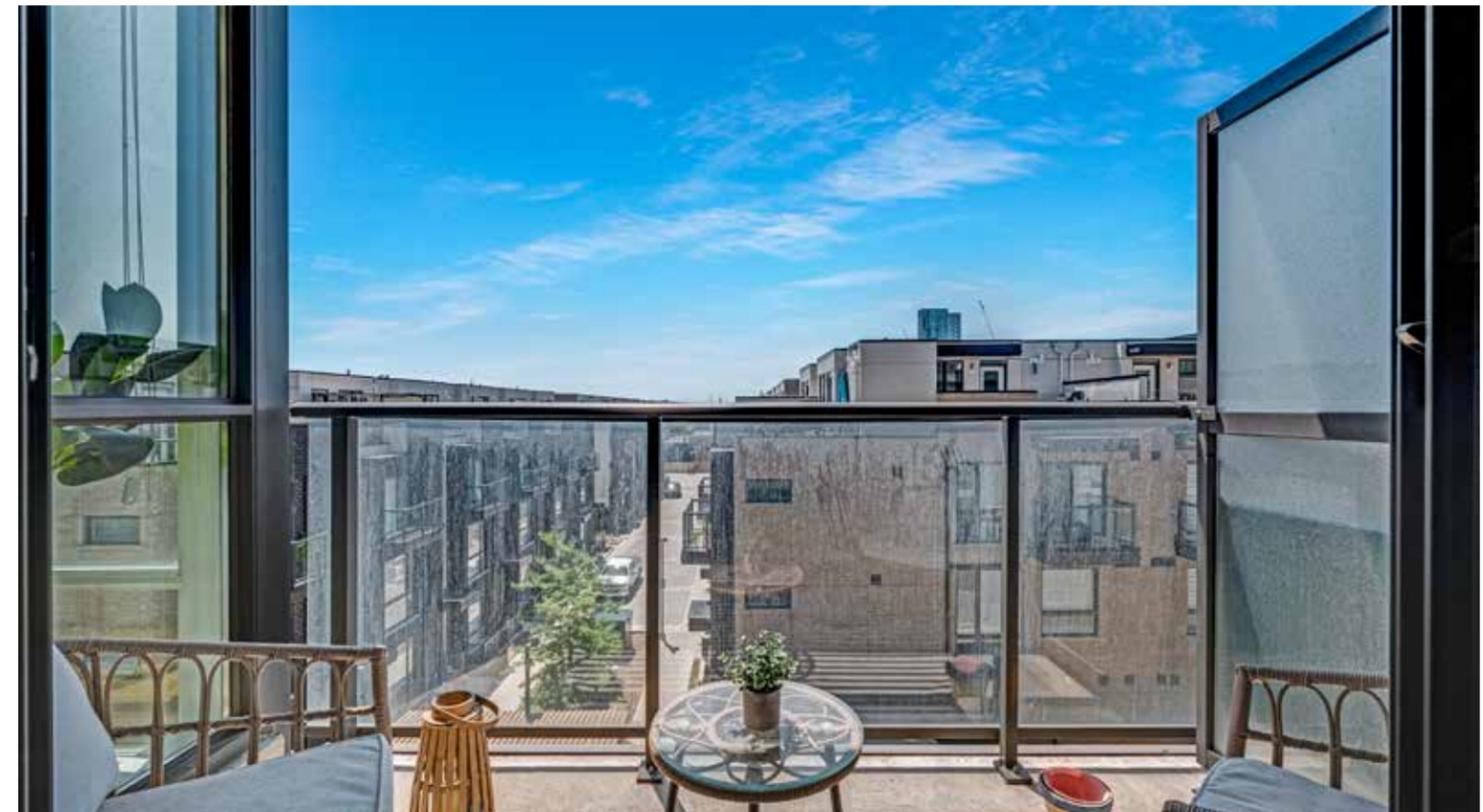
## ADDITIONAL INFO

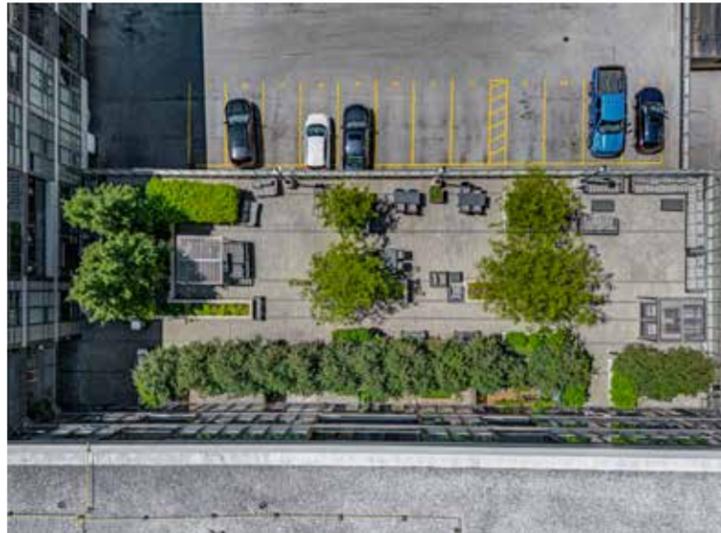
- Property Taxes:** \$2,353.30 (Annual in 2024)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$629.21 (monthly 2025)
- Includes:** Heat, Water, Common Elements, Building Insurance, Parking and Locker
- Parking:** 1 owned space (Level 3 Unit 57, Spot #57)
- Locker:** 1 owned locker (Level 3 Unit 83, Locker #83)
- Heating:** Gas / Forced Air
- Square Footage:** 612 sq ft as per floor plan
- Amenities:** Gym, Rooftop Deck/Garden, Games Room, Guest Suite, Party Room/Meeting Room, Bicycle Storage, and Visitor Parking
- Pet Restrictions:** 2 cats, 1 dog, canaries, budgies or other small caged birds, an aquarium of fish or 1 small caged animal allowed
- Exposure:** West
- Property Manager:** ICC Property Management
- Condo Manager:** Mustafa Nanji  
mnanji@iccpropertymanagement.com  
(905) 940-1234 Ext. 69
- Inclusions:** Refrigerator (Whirlpool), Stove (Whirlpool), Dishwasher (GE), Microwave (Whirlpool), Stacked Washer and Dryer (Whirlpool), All built-in and Attached Shelving, All Electric Light fixtures and All Window Coverings.
- Exclusions:** None
- Rental Items:** None





Suite 403  
612 Square Feet  
+ 45 Balcony





## SCHOOLS

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



**Etobicoke Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
86 Montgomery Rd

**Norseman Junior Middle School**  
Designated Catchment School  
Grades PK to 8  
105 Norseman St

**ÉÉ Micheline-Saint-Cyr**  
Designated Catchment School  
Grades PK to 6  
85 Forty First St

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

**Other Local Schools**  
**Etobicoke School of the Arts**  
Grades 9 to 12  
675 Royal York Rd

**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.

**Kenway Park**  
3431 Bloor St W

2 mins

**Islington Seniors' Centre**  
4968 Dundas St W

8 mins

**Michael Power Park**  
5055 Dundas St W

5 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds  
2 Outdoor Games Facilities  
2 Community Centres  
1 Fitness/Weight Room  
2 Splash Pads  
1 Gym



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 5 minute walk away.

**Nearest Rail Transit Stop**  
Islington Station

5 mins

**Nearest Street Level Transit Stop**  
Bloor St At Green Lanes

3 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 4.72km.

**Trillium Health Partners - Queensway Health Centre**  
150 Sherway Dr

**Fire Station**  
280 Burnhamthorpe Rd

**Police Station**  
3699 Bloor St W



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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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8Fieldway403.com

ROYAL LEPAGE Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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