

THE MILLS TEAM

is proud to present

31 BALES AVENUE

SUITE 501



[31Bales501.com](http://31Bales501.com)



## WELCOME HOME

- Rarely offered 2 bedroom plus den, 2 bathroom suite in the prestigious Cosmo II by Menkes
- Impeccably well-maintained suite features a sunny southeast exposure with no wasted space for maximum efficiency and a bright airy feel
- Highly desired split bedroom layout includes a primary bedroom with an ensuite bathroom and large walk-in closet, a second large bedroom with ample storage, and a substantial separate den (with a door!)
- The kitchen offers plenty of storage space, including a full-length pantry, as well as full-sized appliances, and counterspace galore with peninsula seating
- Completely move-in ready, all you need to do is bring your toothbrush!
- An ideal choice for both living or for investment
- One of the best locations just steps away from the TTC- Line1, Highway 401, Rabba, Whole Foods, Starbucks, the Hullmark Centre, and a wide variety of shops and restaurants along Yonge St
- Just minutes away from both Avondale Park and Albert Standing Park

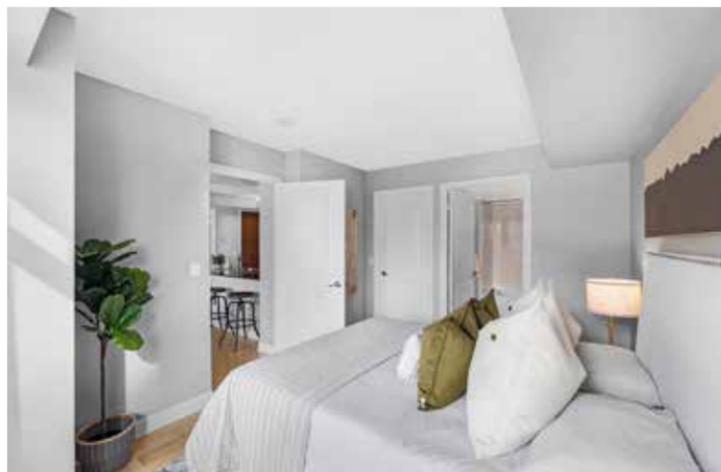
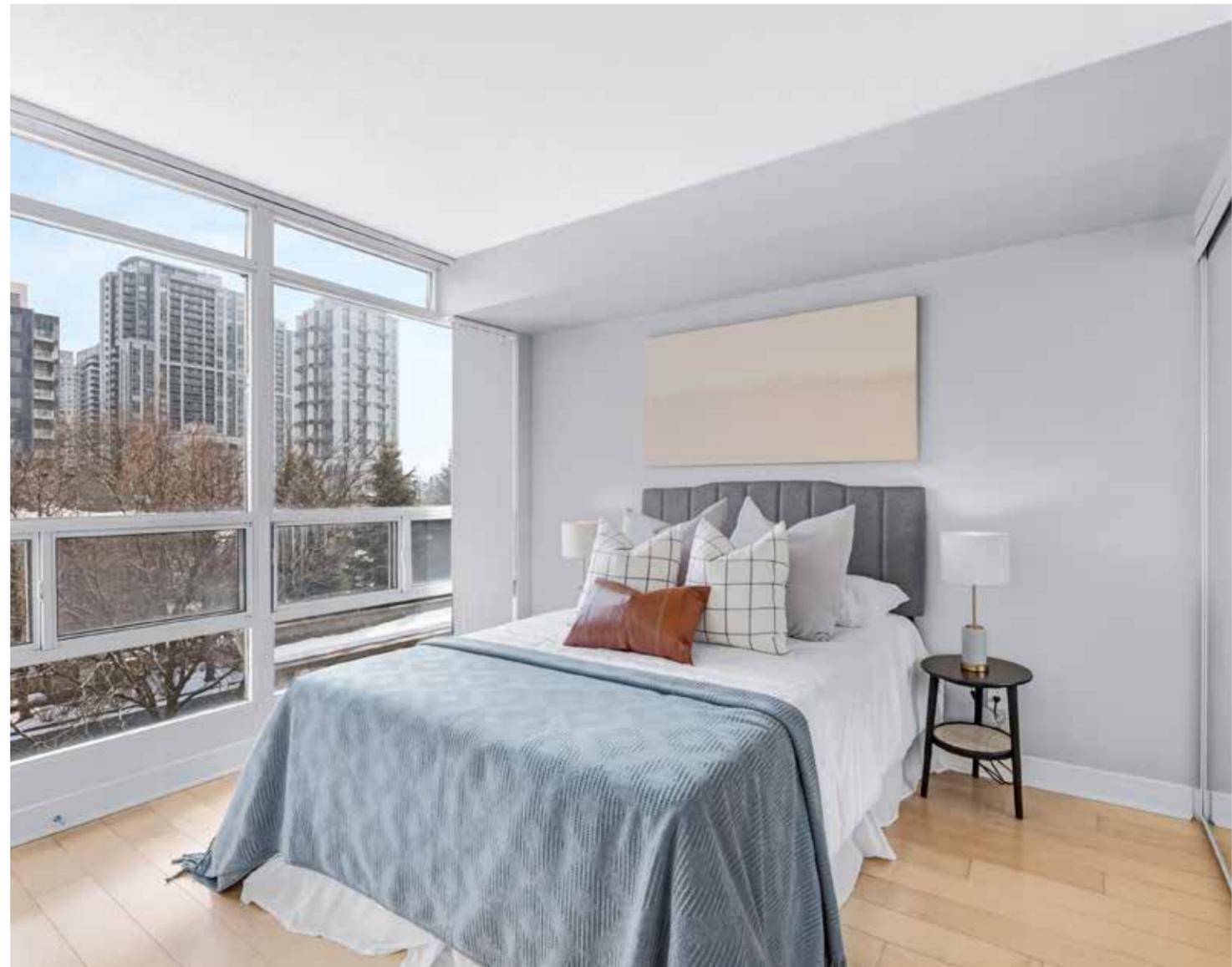


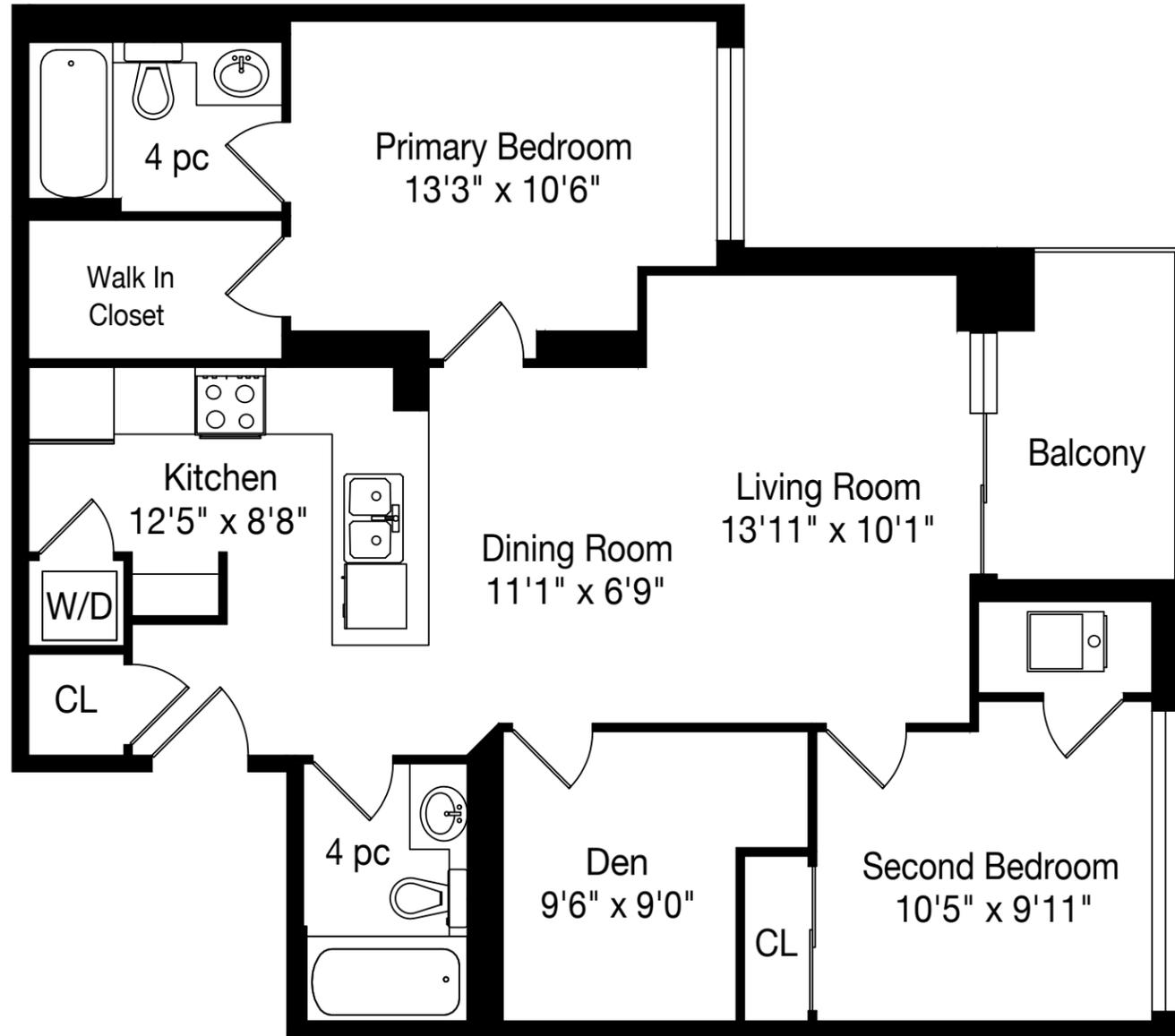
## ADDITIONAL INFO

- Property Taxes:** \$3,054.28 (Annual in 2024)
- Possession:** 30-60 days or to be arranged
- Parking:** One owned parking space - Level B, Unit 50
- Locker:** One owned locker - Level C, Unit 110
- Maintenance Fee:** \$814.67 (monthly 2025)
- Includes:** Water, common elements, building insurance, parking and locker
- Heating:** Gas/Forced Air
- Utility Costs:** Hydro: Approx. \$95 (2024-2025)  
Gas: Approx. \$70 (2024-2025)
- Square Footage:** Approximately 940 sq ft interior per MPAC
- Amenities:** Concierge, security, exercise room, indoor pool, sauna, party/meeting room, guest suites, and visitor parking
- Pet Restrictions:** Household pets welcome
- Exposure:** South East
- Property Manager:** First Service Residential  
416-250-8027
- Inclusions:** Refrigerator (Frigidaire), Stove (Frigidaire), Dishwasher (GE), Built-in Microwave (Frigidaire), Washer and Dryer (Frigidaire), All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures, and Garage Remote (1)

## RENOVATIONS & IMPROVEMENTS

- Professionally painted (2021)
- New dishwasher, microwave, washer & dryer (2021)
- New hardwood floor
- New furnace/ Air conditioner







## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



**Avondale Public School**  
Designated Catchment School  
Grades PK to 8  
171 Avondale Ave

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

**ÉE Paul-Demers**  
Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

**Georges Vanier Secondary School**  
Designated Catchment School  
Grades 9 to 12  
3000 Don Mills Rd

**Other Local Schools**  
**Claude Watson School for the Arts**  
Grades 4 to 8  
130 Doris Ave  
**Bannockburn Public School**  
Grades PK to 3  
12 Bannockburn Ave

## PARKS & REC.

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



**Albert Standing Park**  
50 Bogert Ave

4 mins

**Avonshire Parkette**  
1 A Oakburn Cres

4 mins

**Avondale Park**  
15 Humberstone Dr

4 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
2 Playgrounds 1 Splash Pad

## TRANSIT

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

**Nearest Rail Transit Stop**  
Sheppard-Yonge Station 2 mins

**Nearest Street Level Transit Stop**  
Sheppard Ave East At Yonge St East Side 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 3.76km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
10 William Carson Cres

**Police Station**  
30 Eglerslie Ave

**HoodQ**

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31 BALES AVENUE, SUITE 501



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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 **Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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