

THE MILLS TEAM

is proud to present

225 MERTON STREET

SUITE 805



225Merton805.com



WELCOME HOME

Midtown living never looked so good!

Perfectly positioned on the quiet, south-east side of this boutique building with STUNNING protected Beltline views, you'll find this dreamy suite. As spacious as it gets with 754 square feet, room for human-sized furniture and a proper dining area. Two full bedrooms, both with windows and closets, mean options for growing families, working from home or visiting guests. Enjoy the stunning renovated kitchen with quartz counters and full-size appliances, updated washroom and oh-so-sweet balcony to take in the treed vistas. Plus hardwood floors throughout, fab closet built-ins, ensuite laundry and wide underground parking (close to the elevator) and storage locker included.

With direct access to the Kay Gardiner Beltline Trail and Mt Pleasant Cemetery in your backyard, this location is perfect for nature lovers/ dog parents/cyclists and runners. You're close to the action, but away from the congestion - steps to Davisville station, cute shops and restaurants, Sobeys and a short stroll to everything Mt Pleasant and Yonge & Eg / St. Clair offers.

Rio 3 is a special building, with a true community feel. Easy budgeting with all-inclusive maintenance fees and a solid reserve fund (status certificate on hand). Fabulous security with 24 hour concierge, a new fitness centre recently approved, party room with terrace and BBQ, billiards, library, ample visitor parking and bike storage area.

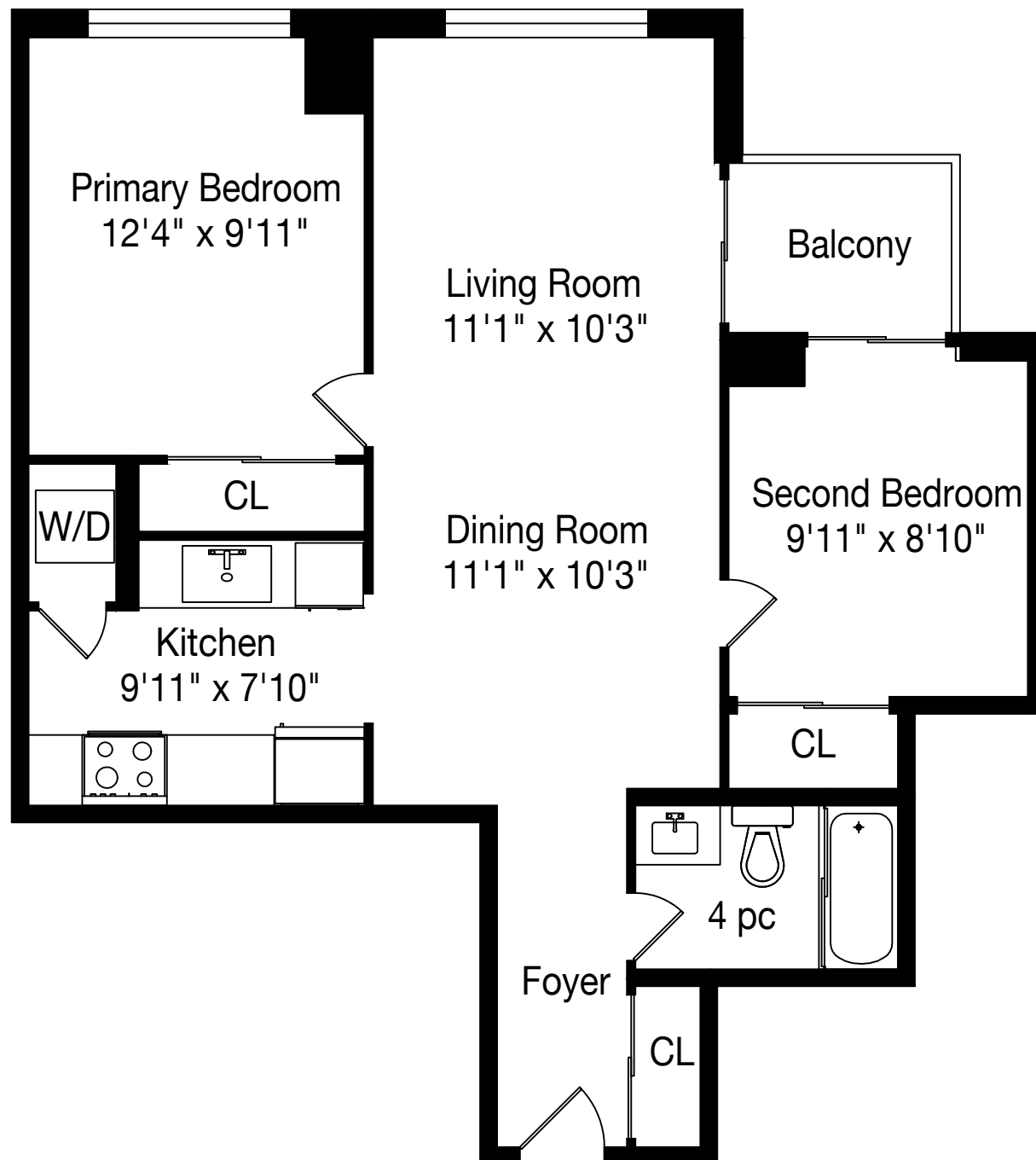


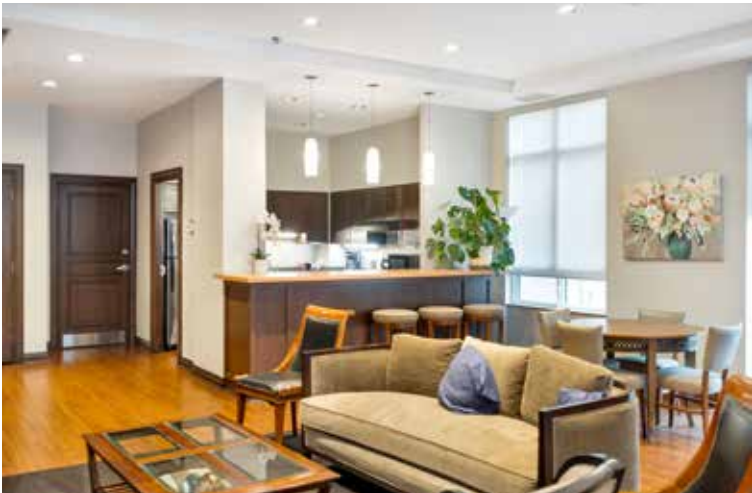


ADDITIONAL INFO

Property Taxes:	\$3,082.90 (Annual in 2024)
Possession:	60 Days/TBD
Parking:	1 underground spot (Level A/Unit 32)
Locker:	1 owned locker (Level A/Unit 66)
Maintenance Fee:	\$934.24 (monthly 2024)
Includes:	Water, heat, hydro, central air conditioning, common elements, building insurance, parking and locker.
Heating:	Fan coil unit (filter replacement & cleaning suite owner's responsibility)
Square Footage:	Approximately 754 sq ft as per MPAC
Amenities:	Concierge, Party Room/Meeting Room, Community Patio with BBQ, Library, Billiards Room, Gym, Sauna, Bike Storage and Visitor Parking.
Pet Restrictions:	Household pets welcome
Exposure:	Open balcony with south-east exposure
Property Manager:	Percl Professional Property Management 905-761-6840
Condo Manager:	Paula Jordan PJordan@percelinc.com / management225merton@gmail.com 416-485-8631
Concierge:	416-482-6605
Inclusions:	Refrigerator (Insignia), Stove (Insignia), Dishwasher (Bosch), Microwave (LG), Washer and Dryer (Frigidaire), All built-in and attached shelving, All electric light fixtures, Window Coverings and Garage Door Opener/Fob.
Exclusions:	None
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.



Davisville Junior Public School
Designated Catchment School
Grades PK to 6
50 Davisville Avenue

North Toronto Collegiate Institute
Designated Catchment School
Grades 9 to 12
17 Broadway Ave

Hodgson Middle School
Designated Catchment School
Grades 6 to 8
529 Vaughan Road

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools
Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

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.



June Rowlands Park
220 Davisville Ave
4 mins

Hodgson Public School Grounds
282 Davisville Ave
7 mins

Kay Gardner Beltline Park
378 Mt Pleasant Rd
4 mins

Moorevale Park
175 Moore Ave
8 mins

FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
2 Rinks
13 Tennis Courts
1 Volleyball Court
2 Basketball Courts
4 Ball Diamonds
2 Sports Fields
4 Splash Pads
1 Sports Court
1 Outdoor Games Facility
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 8 minute walk away.

Nearest Rail Transit Stop
Davisville Station

8 mins

Nearest Street Level Transit Stop
Davisville Ave At Acacia Rd

4 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 2.82km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
20 Balmoral Ave

Police Station
75 Eglinton Ave W

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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

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