

THE MILLS TEAM

is proud to present

3900 YONGE STREET

SUITE 504



3900Yonge504.com



WELCOME HOME

And you thought a treed view was only available on the west side of this premier "York Mills Place" building... Surprise!

A residence that's equal parts luxury, warmth and beauty, with the best 2,055 square foot layout you'll find. Like a bungalow in the sky with more features than many Toronto homes - a proper foyer, powder room, eat-in kitchen, sun-filled living and dining rooms, two generous bedrooms, plus separate family room which could easily be a third bedroom and two beautifully renovated full washrooms. Exquisitely updated with gorgeous white oak hardwood, quality built-ins and exceptional closet space throughout.

Experience both trees and sunshine from huge windows and a 195 square foot balcony - with space to dine and relax. Other highlights: smooth ceilings, proper laundry room and separate storage locker. Plus 2-car parking - one on the same level as the suite itself and directly beside elevator entrance.

A superbly managed building with exceptional concierge staff, all-inclusive maintenance fees (even cable and internet) and decadent amenities: indoor pool, gym, party room, ample visitor parking + more! Plans underway for hallway and common area renovations.

Fabulous Yonge Street location, steps to the subway, moments to the 401 and surrounded by green space including golf, tennis, parks and trails. Stroll to midtown shops and restaurants or up to Sheppard with every restaurant, store and convenience imaginable.

UPGRADES AND IMPROVEMENTS:

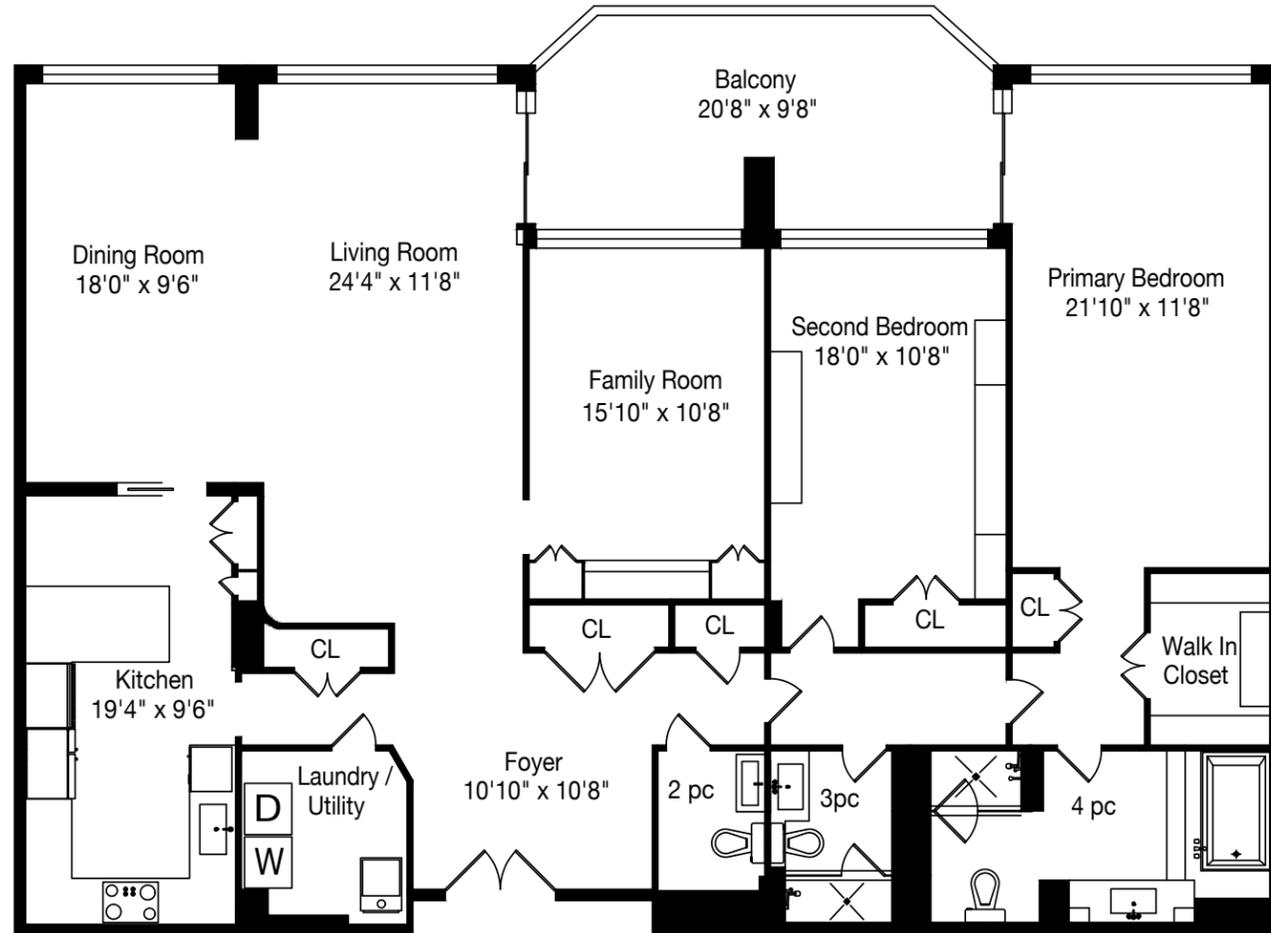
- White oak hardwood flooring installation (2024)
- New hardware and cabinet refinishing (2024)
- Full interior painting (2021)
- Living room window panels replaced (2021)
- New HVAC system installed (2018)
- Built-in closet systems
- Custom entertainment unit on family room
- Murphy bed and shelving unit
- Granite counter tops, porcelain and marble floors in kitchen and bathrooms and foyer



ADDITIONAL INFO

- Property Taxes:** \$7,675.05 (Annual in 2024)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$2,696.14 (monthly 2025)
- Includes:** Water, Heat, Hydro, Fibe Cable TV and Internet, Common Elements, Central Air Conditioning, Building Insurance, Parking and Locker.
- Heating:** Heat Pump (routine maintenance twice a year by condo corp)
- Parking:** Two parking spaces - Owned Space (Level 5, Unit 29) on same level as the suite & Exclusive Use Space (Level B, Unit 24)
- Locker:** 1 exclusive locker (G18-503)
- Square Footage:** Approximately 2,055 sq ft plus 195 sq ft balcony as per floor plan
- Amenities:** Indoor Pool, Whirlpool, Outdoor Water Feature & Patio/Garden (7th floor), Exercise Room, Saunas, Change Rooms, Library, Lounge/Function Room, Bicycle Storage and Visitor Parking
- Security:** Full-time concierge - 24 hours / 7 days per week
- Pet Restrictions:** Pet free building
- Exposure:** East
- Property Manager:** Del Property Management
416-661-3151
- Condo Manager:** Trish Gimblett
yorkmillsplace@delcondo.com
416-433-0387
- Concierge Desk:** 416-488-3900
- Inclusions:** Refrigerator (KitchenAid), Stove (KitchenAid), Cooktop (JennAir), Wall Oven (KitchenAid), Dishwasher (KitchenAid), Microwave (KitchenAid), Hood Exhaust (KitchenAid), Built-in Bar Fridge, Washer and Dryer (Electrolux), Attached Television and Wall Mounts (3), Attached Speakers (BOSE), Built-in Murphy Bed, Entertainment Unit In Family Room, Built-in Closet Organizers, Built-in Cabinetry In Two Bedrooms, All Built-in and Attached Shelving, All Electric Light Fixtures and All Window Coverings.
- Exclusions:** None
- Rental Items:** None







SCHOOLS

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



Armour Heights Public School

Designated Catchment School
Grades PK to 8
148 Wilson Ave

Lawrence Park Collegiate Institute

Designated Catchment School
Grades 9 to 12
125 Chatsworth Drive

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

Northern Secondary School

Designated Catchment School
Grades 9 to 12
851 Mt Pleasant Rd

ÉE Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

Other Local Schools

Bannockburn Public School
Grades PK to 3
12 Bannockburn Ave

Claude Watson School for the Arts
Grades 4 to 8
130 Doris 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.

York Mills Valley Park

3865 Yonge St

2 mins

Don Valley Golf Course

4200 Yonge Street

11 mins

Brookfield Parkette

27 Brookfield Rd

6 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground	5 Tennis Courts
1 Dog Park	2 Golf Courses
1 Rink	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 minute walk away and the nearest rail transit stop is a 5 minute walk away.

Nearest Rail Transit Stop
York Mills Station

5 mins

Nearest Street Level Transit Stop
Yonge St At Mcglashan Rd South Side

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.51km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
10 William Carson Cres

Police Station
30 Ellerslie Ave



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
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