

THE MILLS TEAM

is proud to present

1 CONCORDE PLACE

SUITE 1004



1Concorde1004.com



WELCOME HOME

- Welcome home to this fabulous, bright and spacious, 2080 square foot suite in the highly sought-after "Highgate" condominium community in the heart of Don Mills
- Set within beautifully landscaped grounds which creates a private and peaceful atmosphere
- Resort like amenities with extensive options for physical and social activities
- The spaciousness of a home, with the convenience and security of condominium living
- The generous open concept living / dining room easily accommodates large scale furniture for entertaining family and friends
- The updated kitchen with eat-in area opens to the fabulous family room perfect for relaxing, reading or watching TV
- Private Western wing offers full size laundry and two large bedroom retreats, each with its own full ensuite washroom, walk-in closet and walk-out to the balcony
- A wonderful, safe and convenient place to call home in a caring community

"HIGHGATE" OFFERINGS

- Enjoy this exceptionally well-managed and meticulously maintained complex - www.highgatecommunity.ca
 - o 24/7 Gatehouse plus on-site Superintendent and Property Manager
 - o Adjacent to Conservation Area walking trails, with manicured grounds
 - o Resort-like amenities for the sports enthusiast
- Indoors:**
- Heated indoor pool with whirlpool and saunas
 - Fully equipped fitness room
 - Squash court
 - Badminton
 - Table Tennis
 - Pickleball
 - Golf net
 - Billiards room
 - Hobby room
 - Library
 - Board/meeting room
 - Party Room with a large Smart TV, WiFi and full kitchen

Outdoors:

- Two tennis courts
- Putting green
- A patio furnished with BBQ's, dining tables and lounge chairs

Available Activities:

- Aquafit
- Tai Chi & Yoga
- Bridge
- Tennis
- Art classes
- Knitting classes
- Exercise
- Billiards
- Golf and putting competitions
- Badminton
- Pickleball
- Book Club
- o Ample above ground visitor parking, car wash & bike storage
- o Pet friendly - 1 dog or 2 cats welcome
- o An incredible Reserve Fund - over \$9.5 million
- o Low maintenance fees include:
 - Heat, electricity, water, central air conditioning, internet, cable TV, parking, locker, common elements and building insurance

AREA HIGHLIGHTS

- Take advantage of the nearby:
 - o Aga Khan Museum
 - o The Shops At Don Mills
 - A myriad of shops, restaurants and VIP Cineplex Theatre
 - o Steps to neighbourhood plaza
 - Tim Hortons, groceries and conveniences
- Easy access to downtown and the 401 via the DVP Highway
- TTC at your doorstep and a quick walk to the highly anticipated Eglinton LRT

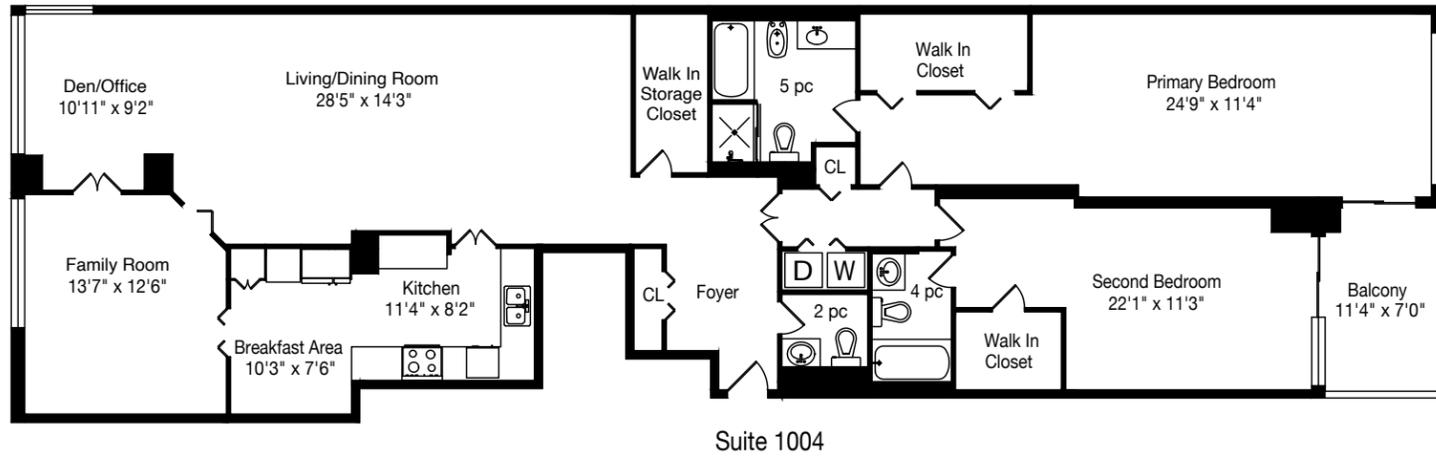


ADDITIONAL INFO

- Property Taxes:** \$5,075.01 (Annual in 2025)
- Possession:** 30-60 days/TBA
- Parking:** One exclusive use parking space - Level B Unit 158
- Locker:** One owned locker - Level B Unit 132 - Locker Room O (plus in-suite storage room)
- Maintenance Fee:** \$1,963.65 per month
- Includes:** Hydro, heat, water, central air conditioning, cable TV, internet, parking, locker, common elements and building insurance
- Heating/Cooling:** Fan coil with central air conditioning
- Square Footage:** Approximately 2,080 sq ft (as per MPAC)
- Amenities:** Exercise room, indoor pool, whirlpool, saunas, squash court, badminton, table tennis, pickleball, golf net, billiards room, hobby room, library, board/meeting room, recreation/party room, two tennis courts, putting green, furnished patio with BBQ's, car wash, bicycle storage and visitor parking
- Available Activities:** Aquafit, tennis, Tai Chi, yoga, art classes, knitting classes, exercise, billiards, golf and putting competitions, badminton, pickleball, bridge, book club and more
- Security:** Full-time gatehouse concierge - 24 hours / 7 days per week and enter phone system, plus on-site Superintendent and Property Manager
- Pet Restrictions:** 1 dog or 2 cats welcome
- Exposure:** East and West views
- Property Manager:** First Service Residential
- Site Administrator:** Lindsey Murphy
416-445-8115
highgateboard@rogers.com
- Inclusions:** Stainless Steel kitchen appliances - GE refrigerator/freezer, GE stove, Panasonic built-in microwave and Bosch dishwasher. Full size GE washer and dryer, all attached shelving and cabinetry, all shelving in storage locker and all electric light fixtures

E & OE







SCHOOLS

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



ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

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

Gateway Public School

Designated Catchment School
Grades PK to 6
55 Gateway Blvd

Valley Park Middle School

Designated Catchment School
Grades 6 to 8
130 Overlea Blvd

Marc Garneau Collegiate Institute

Designated Catchment School
Grades 9 to 12
135 Overlea Blvd

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 a long list of recreation facilities within a 20 minute walk from this address.

Moccasin Trail Park

55 Green Belt Dr
 4 mins

Greenbelt Park

25 Jessie Dr
 7 mins

Flemingdon Park Golf Club

155 St. Dennis Dr
 10 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
2 Basketball Courts
3 Ball Diamonds
1 Sports Field
1 Golf Course
1 Sports Court
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 58 minute walk away.

Nearest Rail Transit Stop

Warden Station

Nearest Street Level Transit Stop

1 And 3 Concorde Pl
North Side



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 4.17km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

Fire Station

200 Bermondsey Rd

Police Station

50 Upjohn Rd



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1 CONCORDE PLACE, SUITE 1004



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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1Concorde1004.com

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

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