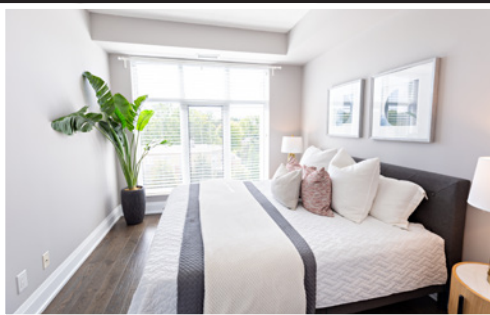
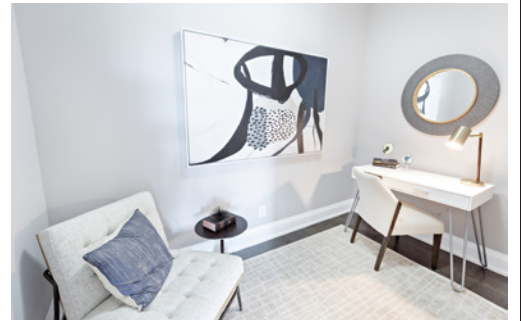




715- 2 Old Mill Drive



Vivian Eyolfson

Sales Representative

416.346.8601

veyolfson@sympatico.ca

Website: www.viv.ca

Kaitlin Rees

Sales Representative

647.383.8774

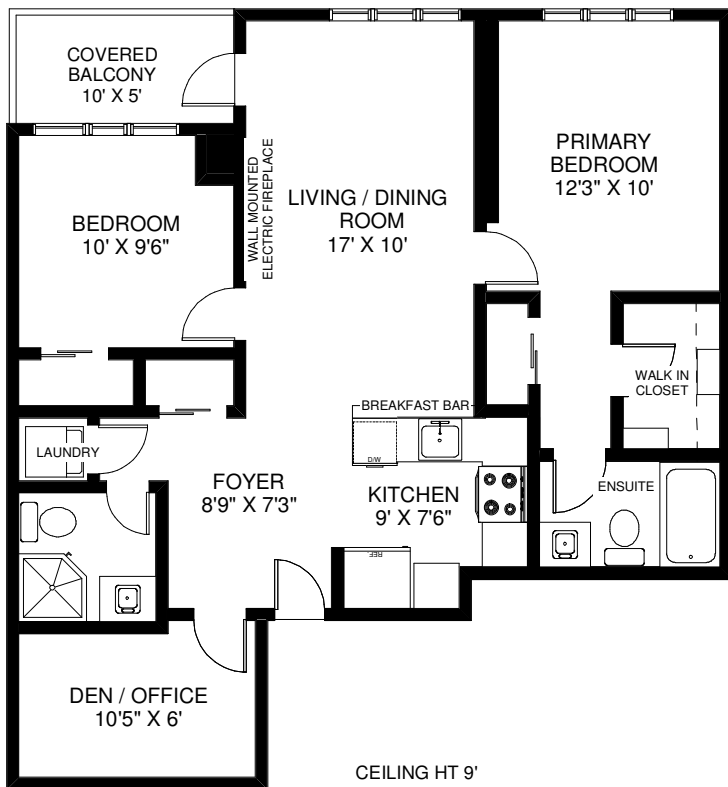
eyolfson.k@gmail.com



Royal LePage Real Estate Services Ltd., Brokerage

55 St. Clair Ave W, Toronto, ON M4V 2Y7

Office: 416.921.1112 Fax: 416.921.7424



APPROXIMATELY 900 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Inclusions:

Fridge; stove; hood fan, washer & dryer, all electric light fixtures, electric fireplace & all blinds.
All will be in their current working condition.

Exclusions:

Television on wall.

Maintenance Fee includes:

Common elements, building insurance, central air, water, locker, parking.

Expenses (2023):

Taxes: \$4,324.12/year
Maint Fee: \$966.77/month

Please attach Schedules to all offers

Price: \$1,100,000

Possession: November 30th -TBA

Corp #: TSCC 2474

Year built: 2015

Parking: P3 – 19 - owned

Locker: P4 –125 - owned

Bedrooms: 2 + 1

Bathrooms: 1 x 4 & 1 x 3

Heating: Forced Air Gas

Cooling: Central Air

Pets: Yes - Restricted

Security: Concierge

Management Office:

Del Property Management Inc - Sonja Bozic: 647-345-4386

Bloor West Village!!

Special Features:

- Bright modern south facing 2+1-bedroom unit with spectacular south/east views of city skyline!
- Bright spacious balcony off living room the perfect spot to enjoy the city view!
- Well designed, neutral living space with 9ft ceilings
- New edgy stone feature wall!!!
- Wood flooring throughout
- Modern kitchen with granite counters & breakfast bar overlooks dining & living room
- Master bedroom with 4-piece ensuite & walk-in closet with built-in shelves
- 2nd bedroom with large closet & large window
- Enclosed den – could be a bedroom!
- Storage locker & parking spot included
- Conveniently located next to subway!
- Steps to walking and bike trails, Humber River, tennis courts, Old Mill & minutes to Airport & all major highways!!

Amenities:

Concierge, security, fitness room/gym, Yoga & Pilates studio, steam room, changing rooms, indoor pool, party/meet room, guest suites, roof top deck/garden, theatre room, visitor parking.