

# Welcome to 3900 Yonge Street, PH15

## FEATURES

### MAIN FLOOR:

#### FOYER

- Gorgeous natural light!
- Cathedral skylight
- Double & single closet
- Crown moulding & wainscotting
- Parquet floor

**POWDER ROOM:** 2 piece, travertine tile, pot lights, pedestal sink, mirror

#### LIVING ROOM

- Bright corner suite!
- Combined with dining room
- Crown moulding
- Parquet floor
- Pot lights & sconces
- Wall-to-wall windows
- Walk-out to terrace
- Vertical blinds

#### DINING ROOM

- Combined with living room
- Walk-through to kitchen
- Crown moulding
- Chandelier
- Parquet floor
- Picture windows
- Walk-out to west facing, private terrace

#### KITCHEN

- Eat-in
- Bright afternoon sun!
- Picture window overlooking lush ravine
- Additional window overlooking terrace
- Double door entry to dining room
- Corian countertops
- Decorative ceramic tile backsplash
- Frigidaire refrigerator, 2 KitchenAid convection ovens, KitchenAid microwave & exhaust, Kenmore dishwasher, Woods freezer
- Double sink, garburator
- Task lighting & fluorescent fixtures
- Pantry cupboard
- Vertical blinds
- Desk with open bookshelves above

#### FAMILY ROOM / OFFICE

- West facing overlooking ravine
- Broadloom
- Track lighting
- Wall-to-wall picture window with blind & vertical blinds
- Built-ins

# FEATURES

## LAUNDRY / UTILITY ROOM

- Whirlpool stacked washer & dryer
- Laundry sink
- Cupboards
- Storage unit
- Heat pump & equipment

## PRIMARY BEDROOM

- Significant storage!
- Tree top view of the York Mills Valley
- Two walk-in closets & additional double closet with built-in organizers
- Broadloom
- Pot lights & wall sconces
- Picture windows with vertical blinds
- Walk-out to balcony
- Custom mirrored wall units

**ENSUITE:** 4 piece, soaker tub, separate shower stall, sink, travertine tile floor, vanity & makeup counter with mirror & sconce lighting above

## BEDROOM 2

- Wide closet
- Crown moulding
- Pot lights
- Wall-to-wall windows with vertical blinds

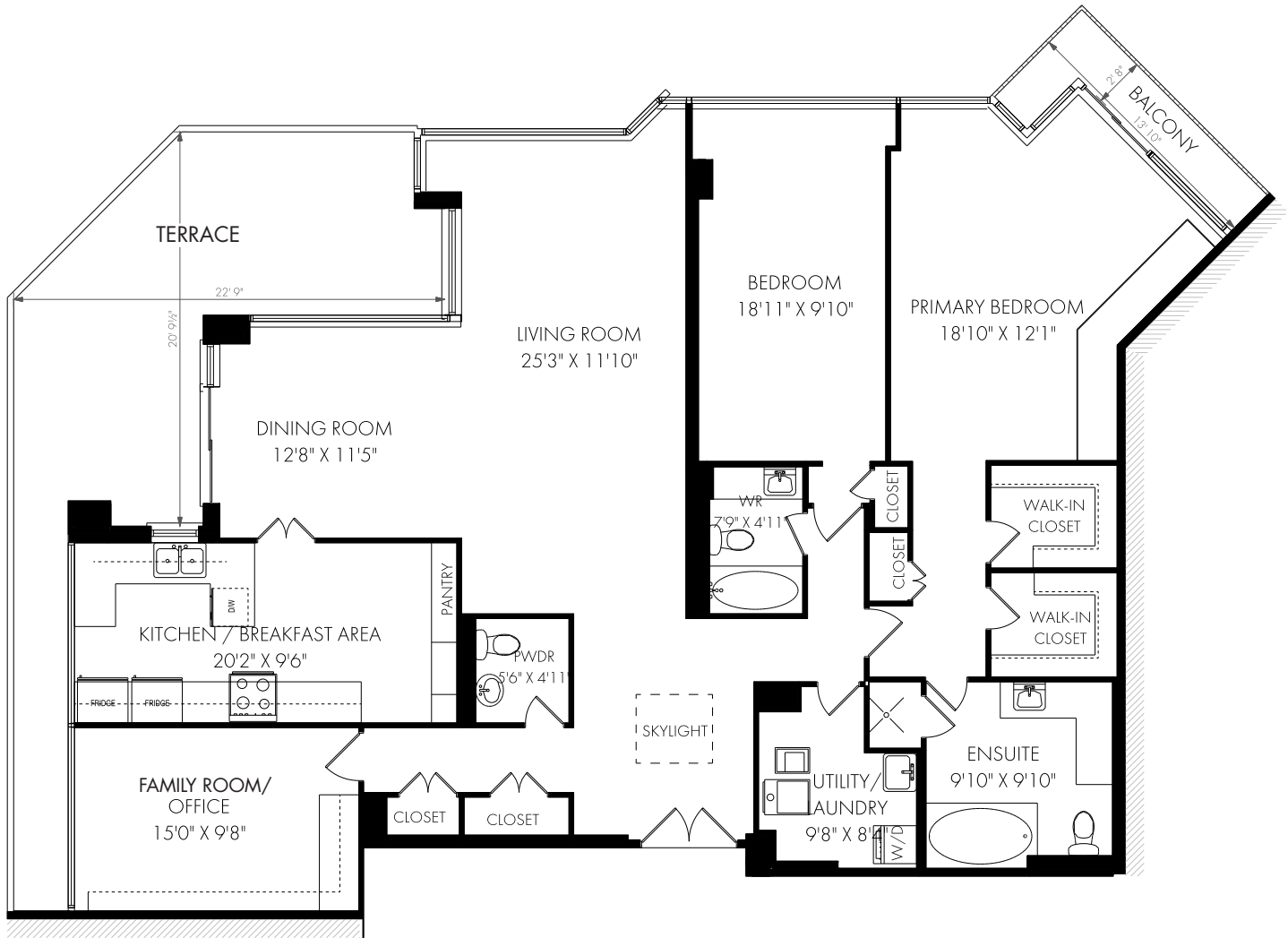
**MAIN BATHROOM:** 4 piece, tub/shower, vanity with sink, mirror & sconce lighting above, pot lights, ceramic tile floor & mirrored medicine cabinet

# ADDITIONAL INFORMATION

<b>Taxes:</b>	\$6,900.71 (2022)
<b>Possession:</b>	60 Days or To Be Arranged
<b>Parking:</b>	Level 1 ~ Unit 29 (Owned) Level A ~ Unit 18 (Exclusive)
<b>Locker:</b>	G8 - #110 (Exclusive)
<b>Maintenance Fee:</b>	\$2,208.10 (Including: water, hydro, CAC, heat, cable, parking, building insurance & common elements)
<b>Amenities:</b>	Indoor pool, sun deck, hot tub, sauna, recreation room, exercise room, concierge
<b>Inclusions:</b>	All "as is": all window coverings, all electrical light fixtures, heat pump & equipment, central air conditioning, Frigidaire refrigerator, 2 KitchenAid convection ovens, KitchenAid microwave & exhaust, Kenmore dishwasher, Woods freezer, Whirlpool washer & dryer, primary bedroom custom mirrored wall unit
<b>Exclusions:</b>	Acrylic towel holders, religious amulets on the door posts

**Offered at: \$1,898,000.00**

# 3900 Yonge Street, PH15



CEILING HEIGHT 8'4"

**SUITE PH 15 - APPROX. 2009 SQUARE FEET**



This floor plan is provided for illustrative purposes only. Buyer to verify measurements.



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Broker

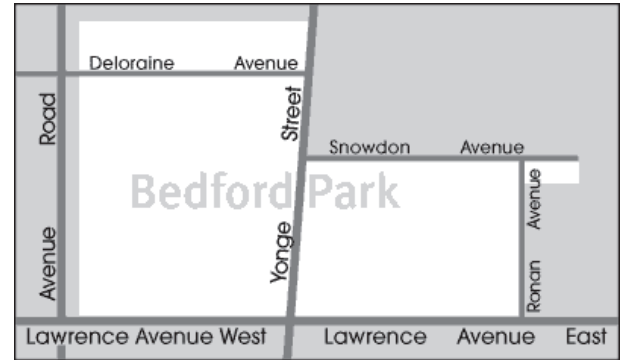
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# COMMUNITY INFORMATION - BEDFORD PARK-NORTOWN

**BEDFORD PARK-NORTOWN** - The Bedford Park-Nortown neighbourhood is geared toward families with young children. This neighbourhood has an excellent selection of public, private and catholic schools. There are many parkettes and playgrounds, a community centre, a library, and convenient access to Toronto's transit system.



**LIFESTYLE** - Yonge and Lawrence Village is a family-centric uptown shopping destination earning its reputation as a happening, tight-knit community with a diverse offering of culture, food and fun. If you live in the Bedford Park, Lawrence Park, Teddington Park or Wanless Park neighbourhoods

these spots might not be news to you, but we want to spread the word and let people know it's worth the trip to this neighbourhood. Here's what we've come up with.



**RECREATION** - Wanless Park is the largest park in the neighbourhood. It has five floodlit tennis courts, a basketball court, a baseball diamond, a tots playground and a wading pool. Wanless Park is close to the Bedford Park Community Centre. Located at the Bedford Park Public School this Community Centre includes a gymnasium and an indoor pool. The Woburn parkette, west of Yonge street, is a popular destination point for neighbourhood parents with toddlers and preschoolers. It features a new tots playground and a wading pool. A few blocks north of the Woburn Parkette is The Fairlawn Neighbourhood Centre, which operates out of the Fairlawn Heights United Church. This centre includes seasonal programming for residents of all ages. The George Locke Public Library at the south-east corner of Yonge and Lawrence, offers year round programs for adults, children, and preschoolers. The Fairlawn Neighbourhood Centre (FNC) is a unique place -offering a broad range of programming for all ages targeted to their 2500 active members. The Centre has become a hub of the community and is often the first place that new families visit when they move into the neighbourhood.



The Lawrence subway station off Yonge Street is within reasonable walking distance of all the homes in this neighbourhood. There is also regular bus service on Yonge Street, as well as limited service on both Avenue Road, and Mount Pleasant Road. Motorists are twenty minutes from downtown and approximately five minutes from the Yonge Street on-ramp to Highway 401.



**SCHOOLS** - There are numerous public and private schools in reasonably close proximity. The Toronto District School Board Schools include:

**ELEMENTARY & MIDDLE SCHOOL:** ARMOUR HEIGHTS PUBLIC SCHOOL (GR. JK-08)  
148 Wilson Ave, North York, ON, M5M 3A5 | 416.397.2950

**HIGH SCHOOL:** LAWRENCE PARK COLLEGIATE INSTITUTE (GR. 09-12)  
125 Chatsworth Dr, Toronto, ON, M4R 1S1 | 416.393.9500

NORTHERN SECONDARY SCHOOL (GR. 09-12)  
851 Mount Pleasant Rd, Toronto, ON, M4P 2L5 | 416.393.0270

Please verify school information for 3900 Yonge Street, PH15

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