

# 10 Parkway Forest Drive, Suite 1110



**\$139,800**



**THE MILLS TEAM**  
FOR ALL YOUR REAL ESTATE NEEDS

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 **Prudential**

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\*Sales Representative \*\*Broker



Living Room



Living Room



Kitchen



Breakfast Area



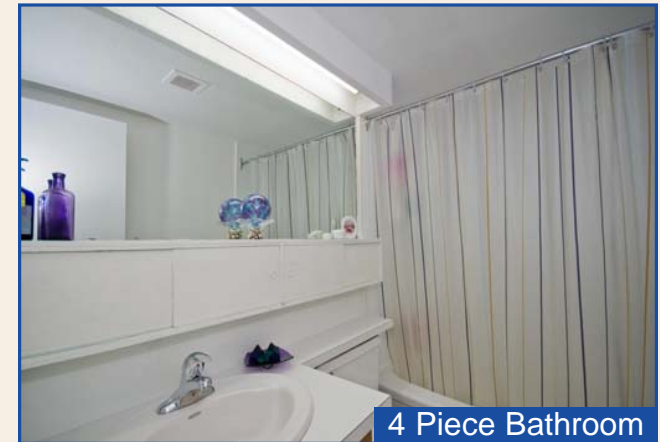
Dining Room



Balcony



Master Bedroom



4 Piece Bathroom



**WELCOME TO**  
**10 PARKWAY FOREST DRIVE**  
**SUITE 1110**

**THE SUITE**

**Foyer** ~ Open to dining room  
~ Complete with coat closet, linen closet and broom closet

**Dining Room** ~ Overlooks living room  
11'6" x 9'10" ~ Walk-through to kitchen  
~ Wood parquet flooring

**Living Room** ~ Open concept, step-down design  
18'2" x 12'2" ~ Spacious and bright with wall-to-wall windows  
~ Walk-out to balcony  
~ Wood parquet flooring

**Kitchen** ~ Eat-in area  
11'2" x 8'1" ~ Attractive wooden cabinetry  
~ Double sink  
~ Overlooks living room with view to balcony

**Master Bedroom** ~ Wood parquet flooring  
13'5" x 11'6" ~ Double closet  
~ Adjacent to 4-piece bathroom

**Bathroom - 4pc** ~ Large mirror  
~ Built-in cabinetry  
~ Neutral white colours

***This lovely, well maintained suite is completed by a large covered balcony overlooking the pool, tennis courts and abundant green-space!***



# **DON MILLS COMMUNITY HIGHLIGHT**

## **Recreation and Parks**

**Oriole Arena:** (Don Mills Rd. West and Don Mills Rd.) Hosts two ice pads for organized hockey, shinny and pleasure skating for all ages as well as a Senior's skate.

**Oriole Park:** (Don Mills Rd. West and Goodview Rd.) Home to North York Tennis Association, this park has a tennis bubble and offers tennis all year round.

**Oriole Community and Resource Centre:** (Don Mills Rd. and Don Mills Rd. W.) This centre has an outdoor swimming pool, gymnasium, meeting rooms and senior's lounge.

**Fairview Mall Public Library:** (Don Mills Rd. and Don Mills Rd. East) This branch offers English and French storytime, reading clubs, musical theatres and pre-school programs for Moms and Tots.

**Parkway Forest Park:** (Parkway Forest Drive and Forest Manor Road) Tennis courts, soccer field and a children's playground.

## **Local Shops and Conveniences**

**Fairview Mall:** (Don Mills Rd. & Sheppard Ave.) A variety of stores like TD Canada Trust, The Bay, Sears, Carlton Cards, Coles, Gymboree, Jacob/Jacob Jr., Lewiscraft, Silver Dollar, Bell World, Lenscrafters, HMV, Fairweather, LCBO, Moxies, Michel's Baguette, Bourbon Street Grill, Cultures, Fit for Life, Druxy's, McDonald's, and New York Fries.

**Bayview Village Shopping Centre:** (Bayview Ave. & Sheppard Ave.) A great selection of stores like Loblaws, CIBC, Scotia Bank, Chapters, Gap Kids, Roots, Pet Value, Braddock Optical, LCBO, Shoppers, Village Spa, Bell World, Guess, Blacks, Shoe Repair, Dentist and Doctors Offices.



## **Local Restaurants**

A variety of dining options from cafés, fast food and fine dining can also be found along Sheppard Avenue East like The Fish House, Le Montmartre French Restaurant, Memories of Japan, Pheonix and Firkin, Swiss Chalet, Acorn Restaurant, BBQ & Sushi King and Hong U Chinese Restaurant.

Close-by on Sheppard at Fairview Mall is Il Fornello, Oliver and Bonacini and Moxie's Classic Grill, just to name a few!

## **Health Care**

North York General Hospital

Bloor MacMillan Children's Centre

Sunnybrook & Women's College Health Sciences Centre

## **Transportation**

**Public:** Steps to Don Mills Subway Station and TTC buses along both Don Mills Road and Sheppard Avenue with connections to the Don Mills Subway Station and downtown Toronto.

**By Car:** Minutes to Don Valley Parkway which provides access to the downtown core, the 401 and its network of commuter highways.

## **Nearby Attractions:**

Edwards Gardens, Wiliket Creek, downtown access to Harbourfront, Rogers Centre and the Air Canada Centre.





## **COMMUNITY SCHOOLS**

### ***Toronto District School Board***

***www.tdsb.on.ca***

JK-6	<i>Forest Manor Road P.S. 25 Forest Manor Road</i>	<b>416-397-3000</b> <b>416-395-2440</b>
7-9	<i>Woodbine Junior High School 2900 Don Mills Road</i>	<b>416-395-3110</b>

### ***Toronto Catholic District School Board***

***www.tcdsb.on.ca***

JK-8	<i>St. Timothy C.S. 25 Rochelle Cres.</i>	<b>416-222-8282</b> <b>416-393-5298</b>
JK-8	<i>Annunciation C.S. 65 Avonwick Gate</i>	<b>416-393-5299</b>
7-12	<i>Cardinal Carter Academy of the Arts 36 Greenfield Ave.</i>	<b>416-393-5556</b>
9-12	<i>Senator O'Connor 60 Rowena Drive</i>	<b>416-393-5505</b>

### ***Toronto Private Schools***

***www.edu.gov.on.ca/eng/general/elemsec/privsch/index.html***

### ***French Immersion Programs***

JK-6	<i>Dallington P.S. 18 Dallington Drive</i>	<b>416-395-2270</b>
JK-5	<i>Hollywood P.S. 360 Hollywood Ave.</i>	<b>416-395-2560</b>
6-8	<i>Willowdale M.S. 225 Senlac Road</i>	<b>416-395-2970</b>
9-12	<i>Newtonbrook S.S.</i>	<b>416-395-3280</b>

### ***Toronto Post Secondary Schools***

***www.sbinfo.edu.gov.on.ca***

<i>George Brown College, St. James Campus</i>	<b>416-415-2000</b>
<i>200 King St. E.</i>	
<i>Ryerson University</i>	<b>416-979-5000</b>
<i>350 Victoria St.</i>	
<i>University of Toronto</i>	<b>416-978-2011</b>
<i>27 Kings College Circle</i>	
<i>York University, Glendon Campus</i>	<b>416-487-6710</b>
<i>2275 Bayview Ave.</i>	



## ADDITIONAL INFORMATION

<b>Property Taxes:</b>	<i>\$ 1,163.65 (Annual in 2008)</i>
<b>Possession:</b>	<i>60 days or to be arranged</i>
<b>Parking:</b>	<i>One Parking Space</i>
<b>Parking Space:</b>	<i>Unit #73 - Exclusive Use</i>
<b>Maintenance Fee:</b>	<i>\$514.09 per month</i>
<b>Includes:</b>	<i>Heat, hydro, water, cable, common elements, building insurance, parking</i>
<b>Balcony:</b>	<i>Open</i>
<b>Approximate Sq. Footage:</b>	<i>792 sq ft</i>
<b>Exposure:</b>	<i>North</i>
<b>Facilities:</b>	<i>Outdoor Pool, Exercise Room, Sauna, Tennis Court</i>
<b>Pet Restrictions:</b>	<i>Sorry - no dogs</i>
<b>Property Manager:</b>	<i>Percol Property Management - (905) 761-6840 Ext 253</i>
<b>Inclusions:</b>	<i>Refrigerator, stove, built-in shelving, living room wall unit (at buyer's option), light fixtures and window coverings</i>

## FACILITIES OF 10 PARKWAY FOREST DRIVE

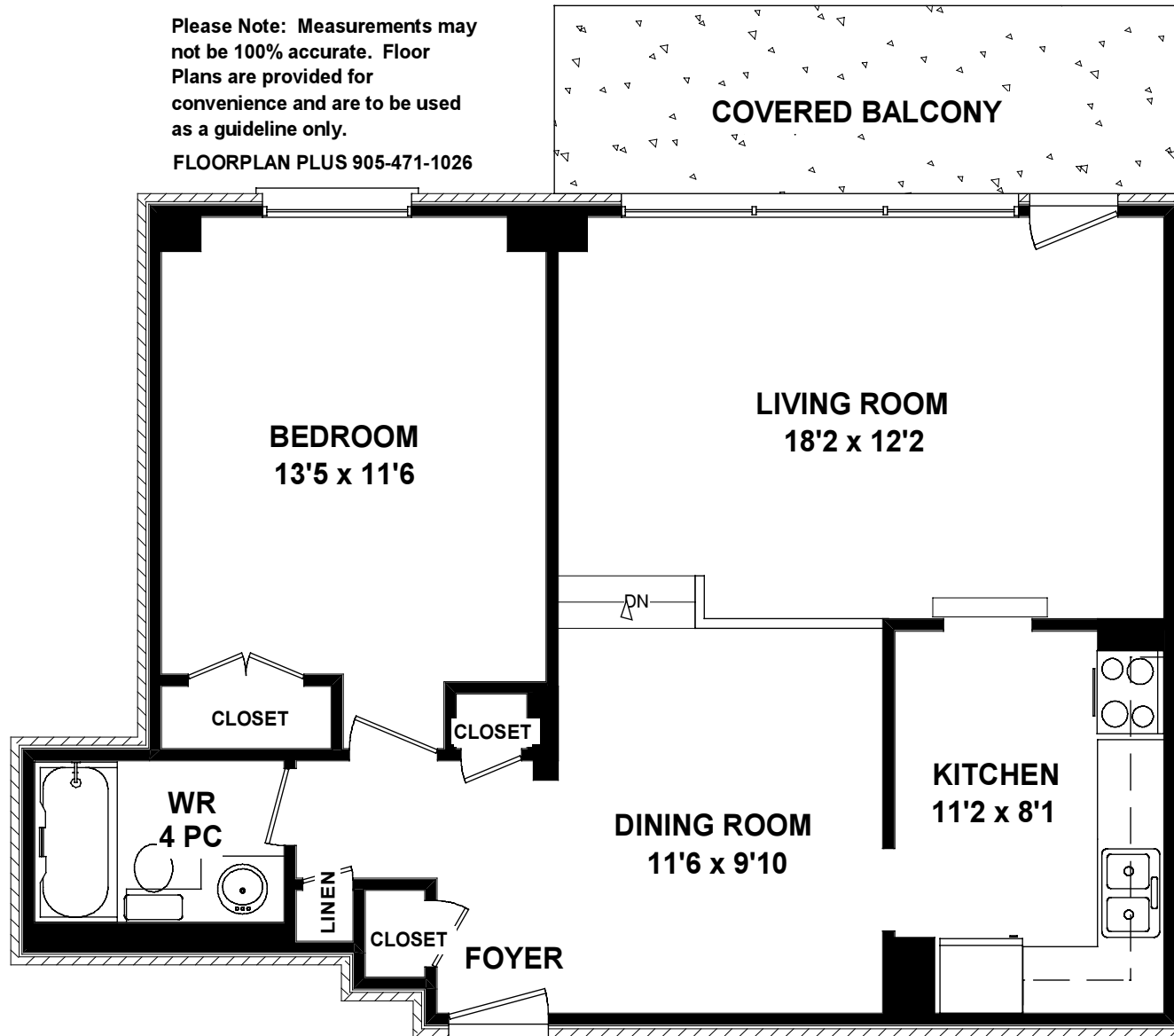


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792 sq ft

Please Note: Measurements may not be 100% accurate. Floor Plans are provided for convenience and are to be used as a guideline only.

FLOORPLAN PLUS 905-471-1026



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