

10 Parkway Forest Drive, Suite 1110

www.10parkwayforest.com



\$129,900



THE MILLS TEAM
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Prudential

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Living Room



Living Room



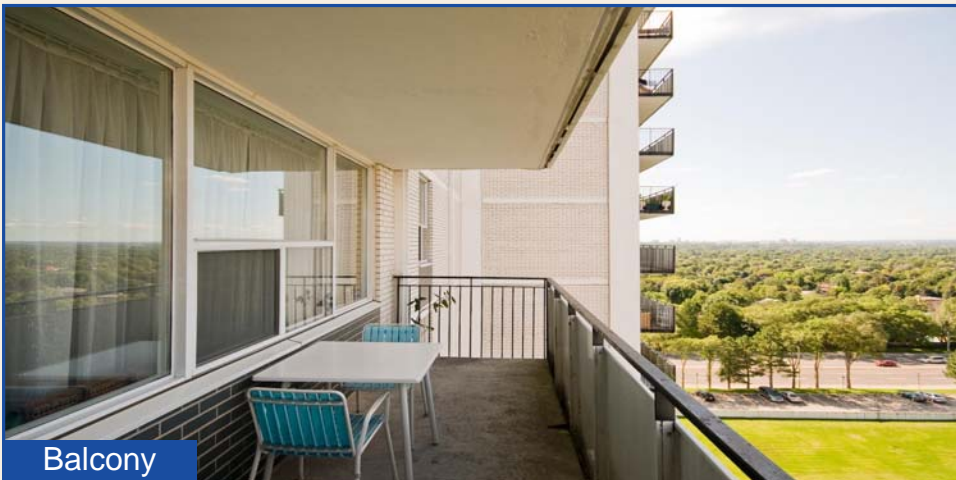
Kitchen



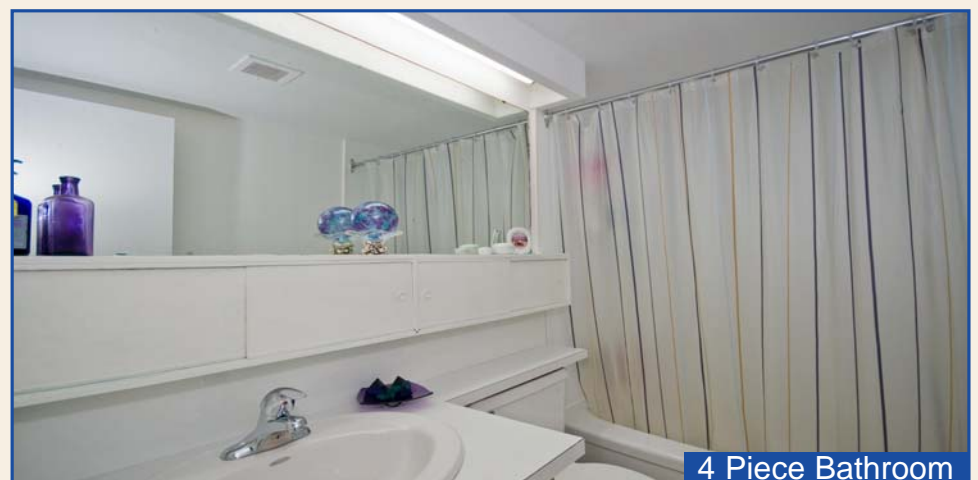
Dining Room



Master Bedroom



Balcony



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**
11'6" x 9'10"
- ~ Overlooks living room
 - ~ Walk-through to kitchen
 - ~ Wood parquet flooring
- Living Room**
18'2" x 12'2"
- ~ Open concept, step-down design
 - ~ Spacious and bright with wall-to-wall windows
 - ~ Walk-out to balcony
 - ~ Wood parquet flooring
- Kitchen**
11'2" x 8'1"
- ~ Eat-in area
 - ~ Attractive wooden cabinetry
 - ~ Double sink with new faucet
 - ~ Overlooks living room with view to balcony
 - ~ Renovated with new stainless steel Kenmore ceramic cook top stove, new stainless steel fridge to be delivered shortly
 - ~ New counter top
 - ~ All new hardware and hinges
 - ~ New flooring and lighting
 - ~ Freshly painted

- Master Bedroom**
13'5" x 11'6"
- ~ Wood parquet flooring
 - ~ 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!

RECENT IMPROVEMENTS

Entire suite freshly painted

Kitchen renovation: all new appliances, counter top, faucet, hardware and hinges, flooring and lighting

New light fixtures in bedroom, kitchen, hallway and dining room

New flooring in foyer

New sink and taps in bathroom



DON MILLS COMMUNITY HIGHLIGHTS

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	Forest Manor Road P.S. 25 Forest Manor Road	416-395-2440
7-9	Woodbine Junior High School 2900 Don Mills Road	416-395-3110

Toronto Catholic District School Board

www.tcdsb.on.ca

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

Toronto Private Schools

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

French Immersion Programs

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

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca

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



ADDITIONAL INFORMATION

Property Taxes:	<i>\$ 1,163.65 (Annual in 2008)</i>
Possession:	<i>30 - 60 days or to be arranged</i>
Parking:	<i>One Parking Space</i>
Parking Space:	<i>Unit #73 - Exclusive Use</i>
Maintenance Fee:	<i>\$514.09 per month</i>
Includes:	<i>Heat, hydro, water, cable, common elements, building insurance, parking</i>
Balcony:	<i>Open</i>
Approximate Sq. Footage:	<i>792 sq ft</i>
Exposure:	<i>North</i>
Facilities:	<i>Outdoor Pool, Exercise Room, Sauna, Tennis Court</i>
Pet Restrictions:	<i>Sorry - no dogs</i>
Property Manager:	<i>Percol Property Management - (905) 761-6840 Ext 253</i>
Inclusions:	<i>Stainless steel Kenmore ceramic cook top stove, new stainless steel fridge to be delivered shortly, all electric light fixtures & window coverings. The following furniture can be included with the sale at the buyers option: living room futon, red chair and wall unit, bed and 3 dressers in bedroom.</i>

FACILITIES OF 10 PARKWAY FOREST DRIVE

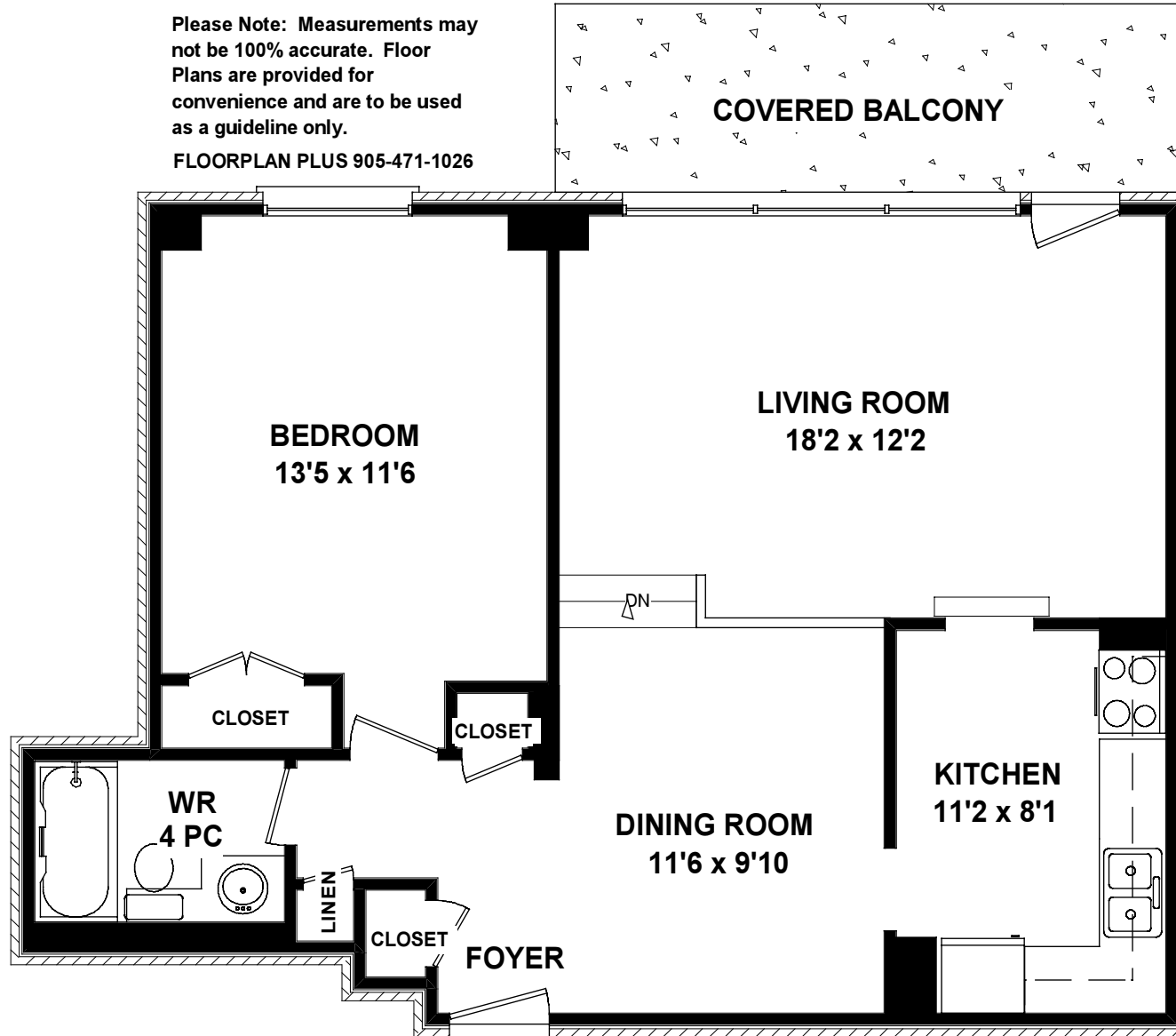


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792 sq ft

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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