

1105 Leslie Street Suite 404

~ Haven ~

Offered at \$259,800

www.1105leslie404.com



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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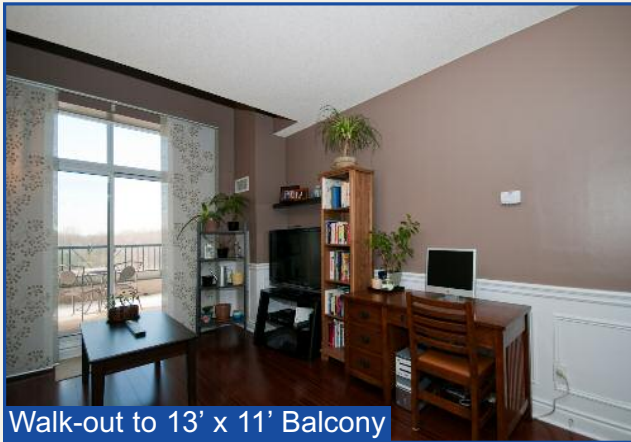
2 Storey Windows



Spacious Living Area



Kitchen with Granite Countertops



Walk-out to 13' x 11' Balcony



Master Bedroom Loft



Enjoy Stainless Steel Appliances



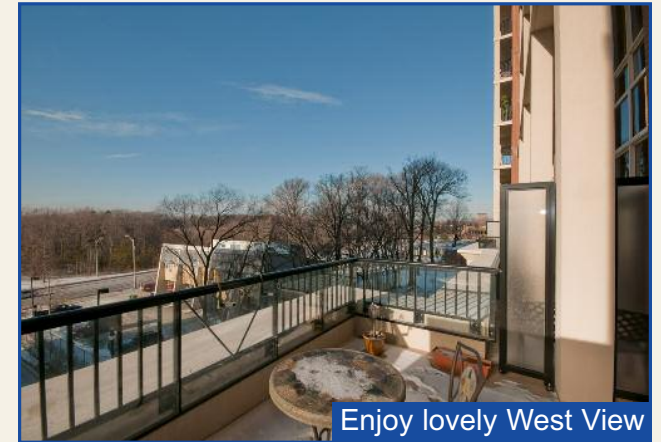
Ensuite Laundry



Locker



4-piece Ensuite Bath



Enjoy lovely West View

WELCOME TO 1105 LESLIE STREET, SUITE 404

- Entry** ~ Engineered hardwood floor
- Kitchen** 9'9" x 8'1"
 ~ Stainless steel Frigiaire refrigerator with water/ice dispenser, stove, microwave/hood exhaust and dishwasher
 ~ Single stainless steel sink
 ~ Maple cabinetry, tumbled marble backsplash, granite countertops with task lighting
 ~ Engineered hardwood floor

- Living/Dining Room** ~ Combined, 9 ft ceiling height
 14'8" x 12'11"
 ~ Access to deep closet under the staircase
 ~ Sliding door walk-out to terrace (13' x 11')
 ~ Engineered hardwood floor

- Powder Room 2pc** ~ Pedestal sink, ceramic tile floor
 5'4" x 4'3"

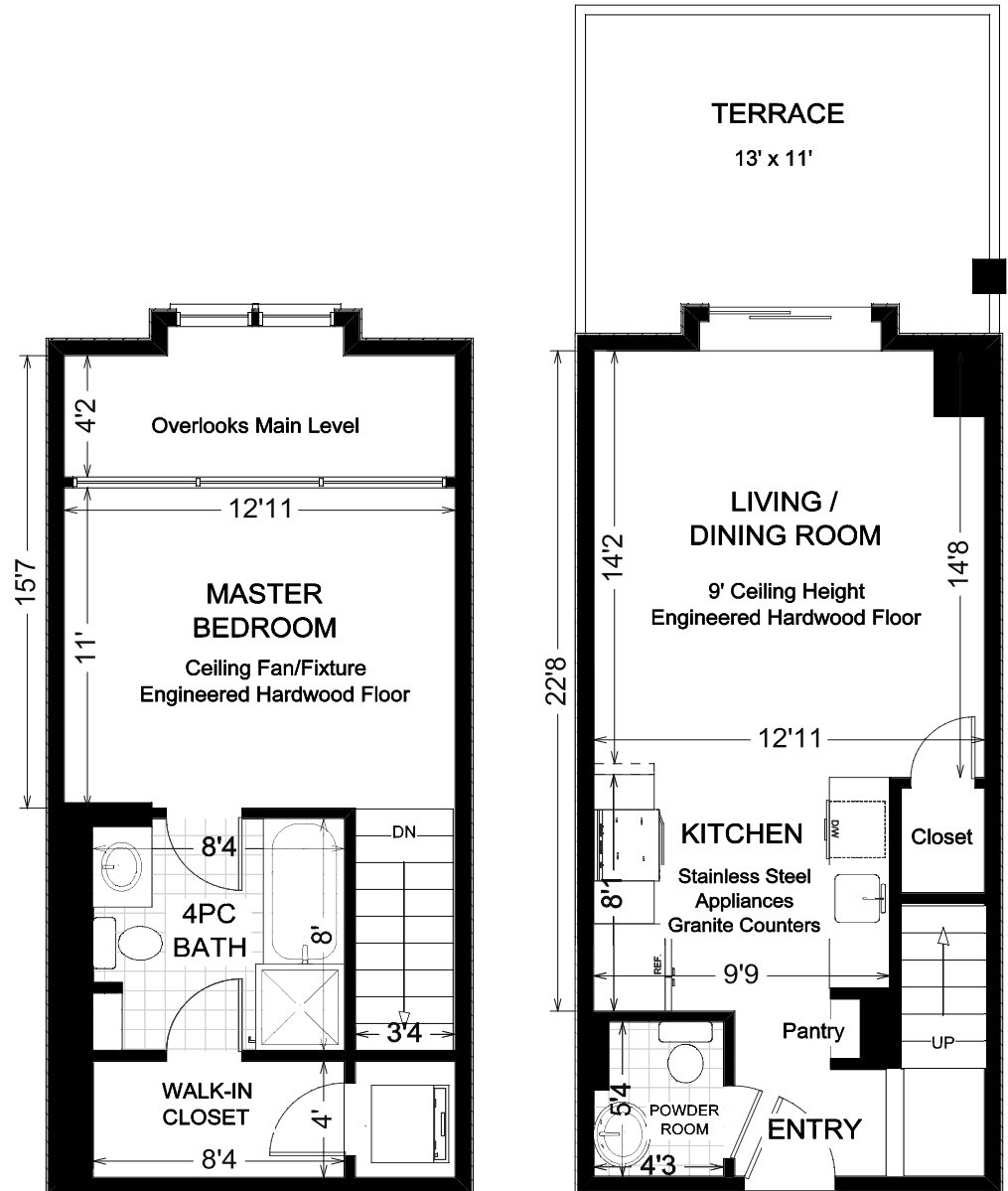
UPPER LEVEL

- Master Bedroom** ~ Overlooks main level with glass railing
 12'11" x 11'
 ~ Two storey windows, ceiling fan/fixture
 ~ 9 ft ceiling height
 ~ Engineered hardwood floor

- Ensuite Bath 4pc** ~ Soaker tub with marble surround
 8'4" x 8'
 ~ Separate shower with glass door
 ~ Built-in cabinetry, marble tile floor

- Walk-in Closet** ~ Access to laundry ensuite
 8'4" x 4'
 ~ Engineered hardwood floor

- Laundry Ensuite** ~ Stacked washer/dryer
 4' x 3'4"
 ~ Ceramic tile floor



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

HAVEN CONDOMINIUM

'An Oasis of Gracious Living'

Built in 2006 by Monarch, Haven is set within the prestigious Carrington community, magnificently located across from Sunnybrook, Wilket Creek and Serena Gundy Parks. Over 900 acres of wooded parks, ravines and miles of fabulous walking trails. Enjoy a day of horseback riding at Sunnybrook Riding Stables, take in a game of cricket or attend a lecture at Edwards Gardens. Enjoy the welcome convenience of the local shopping or simply take a moment to explore the myriad of boutiques, bistros and antique shops just moments away along the south village promenades of Bayview Avenue and Mt. Pleasant Road. At the end of the day, come home to Haven and leave the world behind with the following special features:

24-hour concierge/security

*Designer party room with kitchen and bar,
opening to landscaped patio*

Exercise room offering TV while you work out

*His and her change rooms complete with showers,
lockers and relaxing saunas*

Theatre room for private screenings

Sports lounge with billiards table, dart board and TV

Underground parking garage with car wash bay

One designer decorated guest suite

*Enterphone system at main entrance and visitor parking entrance
complete with in-suite monitoring through cable TV*





COMMUNITY HIGHLIGHTS

LOCAL SHOPS AND CONVENIENCES

Neighbourhood Conveniences: (Don Mills Rd. & Eglinton Ave.) This corner has it all, The Real Canadian Superstore, Good Life Fitness, Pharmacy, Medical Clinic, Tim Horton's, Beer Store, Fitness Connection and more!

Don Mills Centre: (Don Mills Rd. & Lawrence Ave.) This mall is currently under renovation but is said to be an upcoming dynamic mall with state of the art shops and restaurants. A couple of restaurants that have remained are Jack Astor's and Anthony's Restaurant, both are open for business.

Neighbourhood Conveniences: (Eglinton Ave. E. and Brentcliffe Rd.) Winners and Staples. Also Storage Now, Home Depot, Linens'N Things, Best Buy, Sobeys and the LCBO are located nearby at Brentcliffe Rd and Wicksteed Ave.

Leaside Centre: A collection of national retail stores located on the southeast corner of Laird Drive and Eglinton Avenue. Enjoy browsing through Pier 1, Future Shop, Canadian Tire, Pet Smart and The Giant Carpet Store.

TRANSPORTATION

Public: Eglinton Ave. bus service travels to the Eglinton Subway station and provides direct access to the Yonge-University-Spadina subway lines 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.

RECREATION AND PARKS

Serena Gundy Park and Sunnybrook Park: Just steps from your door, enjoy nature and fitness activities in these beautiful adjoining parks. They offer ideal picnic spots, sports fields, exercise trails, horseback riding stables and a licensed snack bar.

Edwards Gardens and Wilket Creek Park: A short drive to see the wonderful rose gardens, nurseries and greenhouses. Scenic walking and biking trails and a snack bar.

Trace Manes Park: It hosts the community centre, library and the Leaside Tennis Club. This park also has a tot's playground and splash pad, a baseball diamond and an outdoor ice rink which is used from late December until the end of February.

Don Mills Citivan Arena: An indoor arena that offers public skating, hockey programs, senior's skating and parent and tot programs.

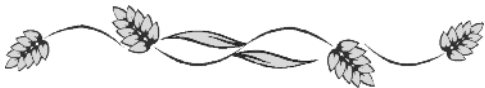
Don Mills Public Library: Located nearby at 881 Lawrence Ave. E

HEALTHCARE

Sunnybrook & Women's College Health Sciences Centre
North York General Hospital

ATTRACTIONS NEARBY

Ontario Science Centre, Toronto Botanical Gardens, Edwards Gardens, Wilket Creek Park



COMMUNITY SCHOOLS

| | |
|--|--------------|
| Toronto District School Board www.tdsb.on.ca | 416-397-3000 |
| JK-6 Rippleton Public School 21 Rippleton Road | 416-395-2810 |
| 6-8 Don Mills Middle School 17 The Donway E. | 416-395-2320 |
| 9-12 Don Mills C.I. 15 The Donway E. | 416-395-3190 |

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| Toronto Catholic District School Board www.tcdsb.on.ca | 416-222-8282 |
| JK-8 St. Bonaventure Catholic School 1340 Leslie St. | 416-393-5263 |
| 9-12 Marshall McLuhan 1107 Avenue Road | 416-393-5561 |
| 9-12 Senator O'Connor 60 Rowena Dr. | 416-393-5505 |

French Immersion Programs www.tdsb.on.ca

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| JK-6 Dunlace P.S. 20 Dunlace Dr | 416-395-2370 |
| 7-9 Don Valley JHS 3100 Don Mills Road | 416-395-3010 |
| 9-12 Leaside High School 200 Hanna Road | 416-396-2380 |

Toronto Post Secondary Schools www.sbinfo.edu.gov.on.ca

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

Toronto Private Schools

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|---|--------------|
| PreK-12 Toronto French School 296 Lawrence Ave. E. | 416-484-6533 |
| 3-12 Crescent School (Boys) 2365 Bayview Avenue | 416-449-2556 |
| JK-12 Havergal College (Girls) 1451 Avenue Road | 416-483-3519 |

ADDITIONAL INFORMATION

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|---------------------------|--|
| Taxes: | \$1,671.11 (2007) |
| Legal Description: | Level 4, Unit 4, TSCC #1813 Level B Unit 90 and 121 |
| Possession: | 30 to 90 days |
| Parking: | Owned: P2 – 306 |
| Locker: | Owned: P2 - 317 |
| Balcony: | Open |
| Maintenance Fees: | \$481.46 per month, 2008 |
| Includes: | Heat, central air conditioning, water, parking, building insurance, common elements |
| Heating/Cooling: | Forced air gas furnace and central air conditioning |
| Hydro Costs: | \$50 – approximate monthly cost in 2007/2008 |
| Facilities: | Exercise room, party room, sauna, 24 hour concierge/security, sports lounge, billiards, media room, guest suite and outdoor gardens |
| Included: | Stainless steel (SS) refrigerator, SS stove and hood exhaust, built-in SS dishwasher, stack washer and dryer, all electric light fixtures, all window coverings and built-in shelving |

E&OE



The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty is an independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a subsidiary of Prudential Insurance Company of America, owner of Trademarks.