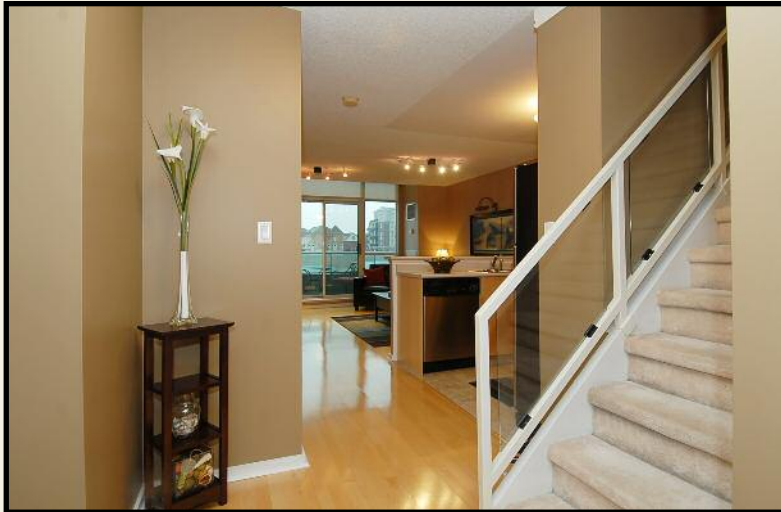


# 200 Manitoba Street Suite 227

*Mystic Pointe*

*Offered at \$248,600*

[www.200manitoba.com](http://www.200manitoba.com)



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

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Sarah O'Neill\* Jill Fewster-Yan\*



**Prudential**

Sadie Moranis  
Realty, Brokerage

**416-487-4343**

[themillsteam@sadiemoranis.com](mailto:themillsteam@sadiemoranis.com)

\*Sales Representative \*\*Broker



Locker



Spacious Living Room with Gas Fireplace



Kitchen with Breakfast Bar



Foyer



Master Bedroom



Upper Level Living Area



Powder Room



4PC Bath



Party Room



Exercise Room

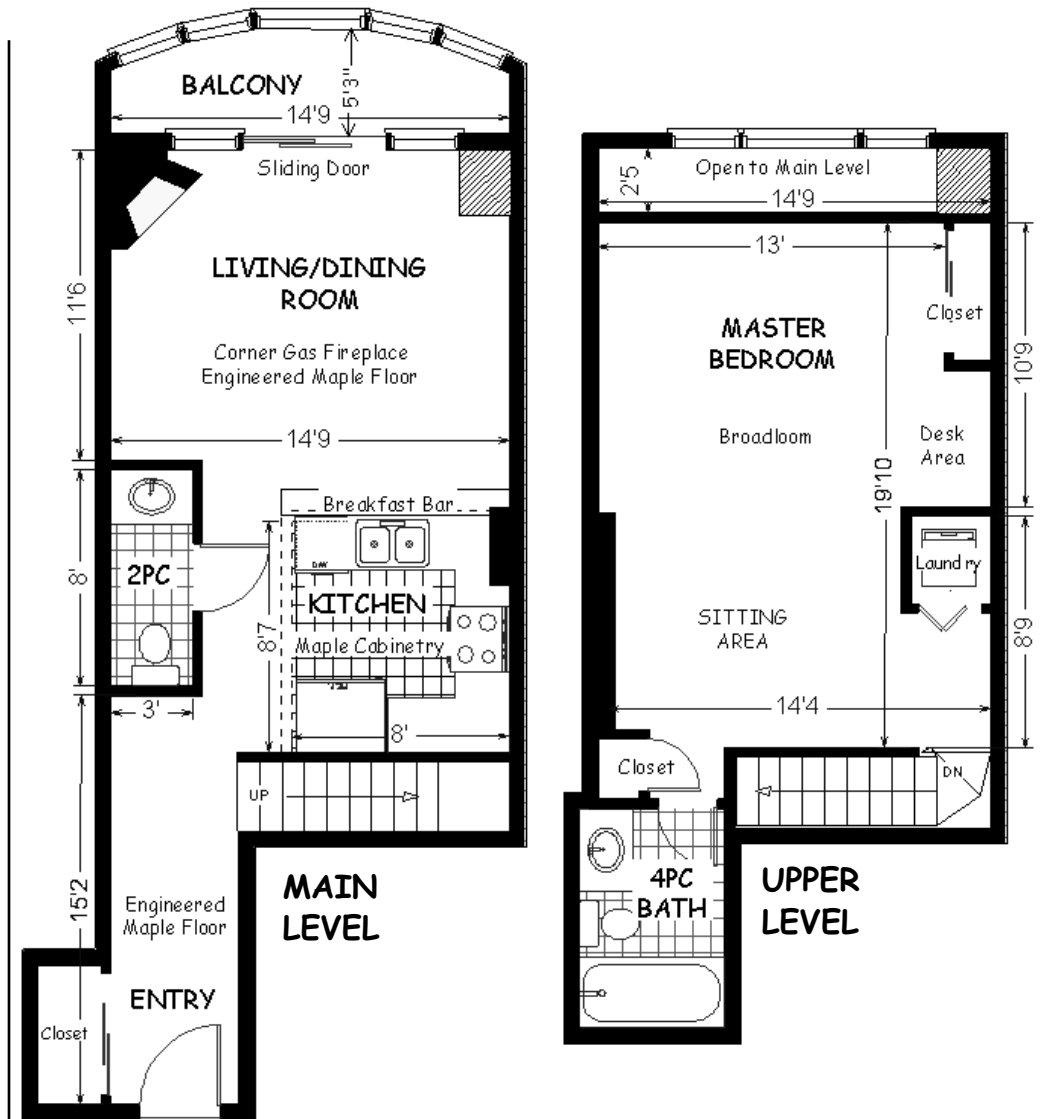
# WELCOME TO 200 MANITOBA STREET, SUITE 227

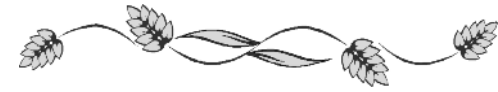
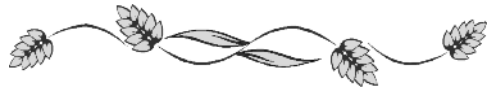
## MAIN LEVEL

- Entry** ~ Double closet with sliding doors  
~ Engineered maple floor
- Kitchen**  
8'7" x 8'  
~ Open to living/dining room, breakfast bar  
~ GE stainless steel refrigerator with built-in Brita, Frigidaire stainless steel stove and dishwasher, Reversomatic stainless steel hood exhaust  
~ Maple cabinetry, double sink, ceramic tile floor
- Living/Dining Room** ~ Corner gas fireplace  
14'9" x 11'6"  
~ Two storey windows with roller blinds  
~ Sliding door walk-out to balcony  
~ Two halogen light fixtures, engineered maple floor
- Powder Room 2pc** ~ Ceramic tile floor

## UPPER LEVEL

- Master Bedroom**  
19'10" x 12'7"  
Irregular  
~ Overlooks living room below  
~ Large windows, desk area  
~ Double closet with sliding doors plus single closet with built-in shelving  
~ Broadloom
- Laundry Ensuite** ~ GE stacking washer and dryer
- Ensuite Bath 4pc** ~ Mirror with built-in cabinetry  
~ Soaker tub, ceramic tile floor





## **COMMUNITY HIGHLIGHTS**

### **RECREATION AND PARKS**

*Mimico is well known for its sports clubs and recreational facilities. The Mimico Tennis Club is unique in that it has Toronto's only red clay surface tennis courts. The Lake Shore Lawn Bowling Club is located in Coronation Park off Royal York Rd. Amos Waites Park has an outdoor swimming pool.*

**Manchester & Grand Avenue Parks:** *Stroll to the neighbourhood parks and enjoy the green space, children's playground and tennis courts.*

**Mimico Arena:** *Located off Royal York Rd. at Drummond St. During the winter this arena is used extensively for hockey and skating programs and in the summer by the Mimico Minor Lacrosse Club.*

**Humber Bay Park:** *The TRCA has established a wetland habitat in Humber Bay Park. This peninsula park, joined together by a pedestrian bridge is teeming with birds including geese, swans and ducks. The Humber Bay Park also features a pond for model boats, a fly casting pond and is a main access point to the Waterfront Trail which continues east to connect with the Martin Goodman Trail. The Mimico Cruising Club, Etobicoke Yacht Club and Humber College Sailing School are all based in Humber Bay Park.*

### **TRANSPORTATION**

**Public:** *Buses along Royal York Rd. connect passengers to the Bloor-Danforth subway line, while the Lake Shore Blvd. bus connects to Union Station and the Yonge-University-Spadina subway line. The Lake Shore streetcar route operates between Long Branch Loop and the area of King St East & Church St and also serves the St. Andrew and King Stations on the Yonge-University-Spadina subway line. The **Mimico Go** train station is only a 2 minute drive away, located off Royal York Rd and is approximately a 10 minute ride to Downtown's Union Station.*

**By Car:** *Motorists have quick and easy access to the QEW/Gardiner Expressway via Islington Ave. & Lake Shore Blvd. and are minutes away from Hwy 427 for routes north of the city. Downtown Toronto is approximately 10 minutes away by car.*

### **NEIGHBOURHOOD CONVENIENCES**

*Everyday shopping needs are conveniently located within walking distance along The Queensway, such as: No Frills, The Beer Store, Shades, Fabutan Studio, Penningtons, Play it Again Sports, the Drycleaners and Pizza Nova.*

**Mimico By The Lake:** *(Lake Shore Blvd W & Superior Ave) stroll along Lake Shore Blvd and visit Valuemart, IDA, Home Hardware, Mimico Bagel & Coffee, Subway, QQ Flowers, Atra Deli, Dominic's Pub, Rabba Foods and more.*

**125 The Queensway:** *(The Queensway & Park Lawn Rd) Offers a number of shops and services including Shopper's Drug Mart, LCBO, TD Canada Trust, First Choice Haircutters, Heart to Heart Flower Shop, Subway, Lakeside Medical Clinic, Dentist, Pier 1 Imports, Blockbuster and Sobeys.*

**Sherway Gardens:** *(QEW & 427) Sherway Gardens enjoys a reputation as the safest, cleanest and most comfortable shopping centre in the region. This 500,000 sq ft. shopping complex has 242 retail stores, a large food court and skylights, upscale stores & elegant touches. Retailers include Holt Renfrew, Abercrombie & Fitch, Aveda, Pottery Barn, Caban, Sporting Life and much more. Designer boutiques include Ross Mayer, Sunny Choi and Franco Mirabelli.*

### **HEALTH CARE**

*St. Joseph's Health Centre, Trillium Health Centre*

### **LOCAL RESTAURANTS**

*Just to name a few... Mamma Martino's, Milestones, Montana's and Kelsey's*

### **NEARBY ATTRACTIONS**

*Easy downtown access to Harbourfront, Rogers Centre and the Air Canada Centre*

## COMMUNITY SCHOOLS

**Toronto District School Board** 416-397-3000  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-5 George R. Gould Jr. PS 416-394-7830  
200 Melrose Street

6-8 John English JMS 416-394-7660  
95 Mimico Avenue

9-12 Lakeshore CI 416-394-7650  
350 Kipling Avenue

**French Immersion Programs**  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-8 John English JMS 416-394-7660  
95 Mimico Avenue

9-12 Richview Collegiate Institute 416-394-7980  
1738 Islington Ave

**Toronto Catholic District School Board** 416-222-8282  
[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK-8 St. Louis Catholic School 416-393-5331  
11 Morgan Ave

9-12 Father John Redmond 416-393-5540  
28 Colonel Samuel Smith Park Dr.

9-12 Bishop Allen Academy 416-393-5549  
721 Royal York Road

**Toronto Post Secondary Schools**  
[www.sbinfo.edu.gov.on.ca](http://www.sbinfo.edu.gov.on.ca)

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**

[www.edu.gov.on.ca/eng/general/elemsec/privsch/index.html](http://www.edu.gov.on.ca/eng/general/elemsec/privsch/index.html)

St. Mildred's Lightborn School (Girls) 905-845-2386  
1080 Linbrook Road

Upper Canada College (Boys) 416-488-1125  
200 Lonsdale Road

Appleby College (Boys and Girls) 905-845-4681  
540 Lakeshore Road West

## ADDITIONAL INFORMATION

**Taxes:** \$1,872.33 (2008)

**Legal Description:** Level 2, Unit 26, TSCC #1437

**Possession:** 30 to 90 days

**Parking:** P2 – 78: fits 2 cars and 2 bicycles

**Locker:** Owned

**Balcony:** Open

**Maintenance Fees:** \$398.77 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:** \$40 – approximate monthly cost in 2007/2008

**Facilities:** Exercise room, party room, sauna, meeting room, roof top BBQ area, roof top hot tub, squash court

**Included:** Stainless steel (SS) refrigerator, SS stove and hood fan, 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.