

20 Guildwood Parkway, Suite 1006



Offered at
\$369,900

www.20guildwood.com

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

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*



Prudential

Sadie Moranis
Realty, Brokerage

416-487-4343

themillsteam@sadiemoranis.com

*Sales Representative **Broker



Living Room



Dining Room



Kitchen



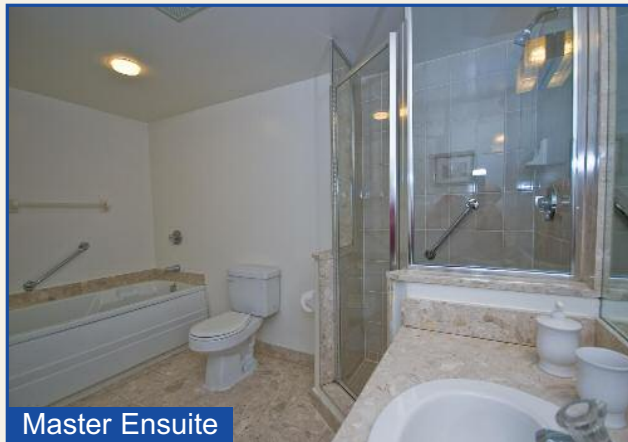
Breakfast Area



Solarium



Master Bedroom



Master Ensuite



Bedroom 2



WELCOME TO 20 GUILDWOOD PARKWAY, SUITE 1006

MAIN LEVEL

Foyer

7'2" x 4'9"

- ~ Marble tile floor
- ~ Closet with sliding glass mirrored doors
- ~ Storage facility closet
- ~ Chair rail

Living/Dining Room Room

23'9" x 22'9" - Irreg

- ~ Combined "L" shaped room
- ~ Large glass sliding door to solarium
- ~ Brass chandelier in dining room
- ~ Entrance into kitchen
- ~ Broadloom

Eat-in Kitchen

14'10" x 12'7"

- ~ McClary refrigerator and stove, Broan hood exhaust fan, GE microwave and dishwasher, double stainless steel sink
- ~ Entrance to solarium
- ~ California style ceiling lights
- ~ White wall buffet and cabinet
- ~ Ceramic tile floor

Solarium

11'9" x 9'9"

- ~ Large sliding glass door
- ~ Access to kitchen and living room/dining room
- ~ Oversized ceiling-to-floor window
- ~ Broadloom

Master Suite

17'2" x 11'

- ~ Large windows floor-to-ceiling with a south facing view

Hallway

- ~ Double closet, broadloom
- ~ Large sliding glass door to balcony
- ~ Walk-in closet with 2 shelves
- ~ Double closet with 4 full length shelves
- ~ Broadloom

Ensuite 4pc

- ~ Full bathtub, separate shower
- ~ Built-in vanity with marble countertop
- ~ Wall-to-wall mirror above vanity
- ~ Marble tile floor

Bedroom 2

12'3" x 9'

- ~ Large sliding glass door to balcony with south view
- ~ Double closet with sliding door to balcony
- ~ Broadloom

Bathroom 4pc

- ~ Tub/shower, wall-to-wall mirror and built-in medicine cabinet over vanity
- ~ Ceramic tile floor

Laundry

- ~ Viking washer, Maytag dryer
- ~ Two shelves
- ~ Laminate tile floor

Balcony

- ~ Open with southern exposure
- ~ Access to kitchen and living room/dining room

AMENITIES OF 20 GUILDWOOD PARKWAY



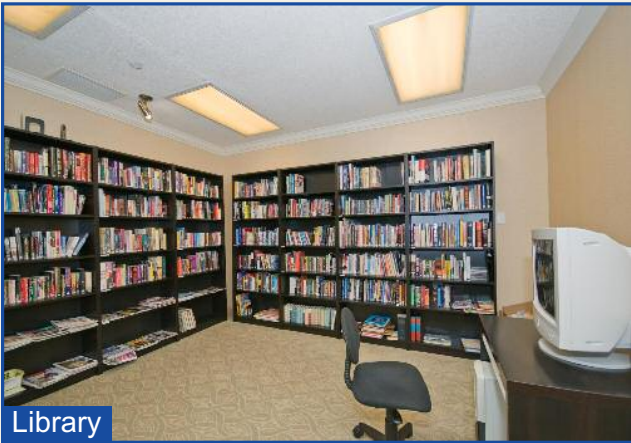
Indoor Pool



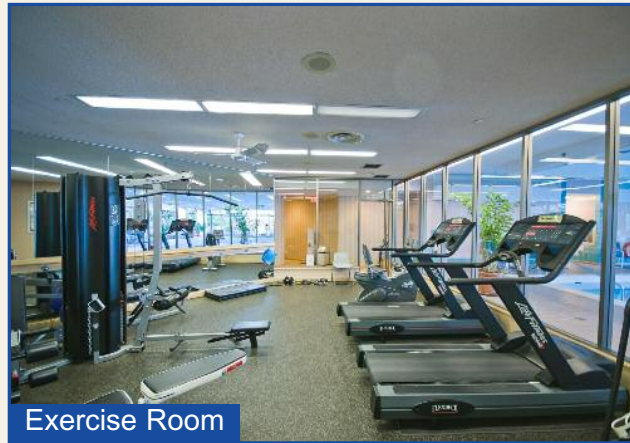
Whirlpool



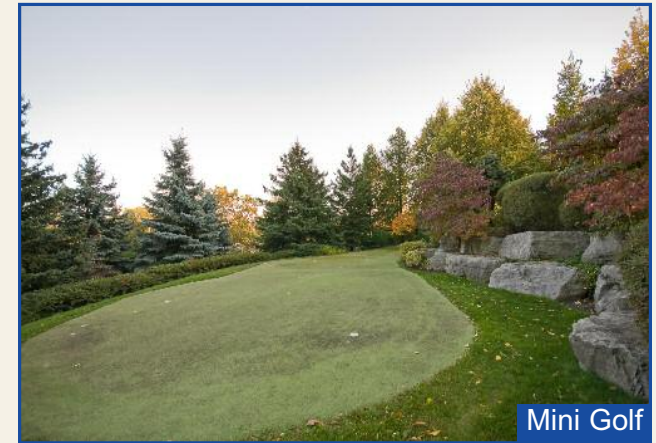
Billiards Room



Library



Exercise Room



Mini Golf



BBQ Area



Tennis Courts



Terrace

GUILDWOOD VILLAGE COMMUNITY HIGHLIGHTS

RECREATION AND PARKS:

The Guild Inn: (Guildwood Parkway East of Livingston Rd) The Inn is not in use any more, however; it has lovely gardens that can be enjoyed on your way down to the waterfront trails, where they have walking and bicycling trails. These gardens are famous for wedding photographs.

Guildwood Park: (Guildwood Parkway East of Livingston Rd) There are tennis courts, an outdoor swimming pool, live theatre and concert hall facilities.

Elizabeth Simcoe Park: (Sylvan Ave. & South Marine Dr) This park is host to soccer fields, tennis courts and children's playground.

South Marine Park: Access to the waterfront trails.

Bluffers Park: (Kingston Rd and Brimley Rd) Home to Bluffers Marina and the Highland Yacht Club, Cathedral Bluffs Yacht Club, Scarborough Bluffs Yacht Club and Bluffers Park Yacht Club.

LOCAL FOOD RESTAURANTS

Take a stroll to these neighbourhood conveniences like The Old Stone Cottage, Cornerstone Bakery Café, Kitchen Food Fair, Pizza Nova, Subway, Guildwood Pizza and Burgers and Tim Hortons.

TRANSPORTATION

Public: Easy access to Bus service along Kingston Road. The Scarborough 86 and Morningside 116 offers frequent bus service of 15 minutes or less to Kennedy Station for connections to the Bloor-Danforth Subway Line. Both of these buses also stop at the Guildwood GO Station.

By Car: 20 minutes to downtown Toronto via Kingston Road or, 15 minutes to Highway 401 with connections to the DVP and all of the major highways.

LOCAL SHOPS AND CONVENIENCES

Neighbourhood Shops: (Guildwood Parkway and Livingston Rd) Valu-Mart Grocery Store, CIBC, Dental Offices, Livingston Medical Centre, Muddy Paws Dog Food & Grooming, Animal Clinic, Toronto Public Library, Hair Salon, Chiropractic Clinic, Barber Shop, IDA and Parkway Travel.

Livingston Lodge Mews: (Livingston Rd & Guildwood Parkway) BMO, Beauty Salon, A & A Variety and Grocery.

Silver Mile Plaza and Area: (Markham Rd and Eglinton Ave.) Metro, Beer Store, Sears Outlet, Curves, Pet Value, Civic Optical, Dollar Store, cleaners and Super Discount Services.

Cedarbrae Mall: (Markham Rd. & Lawrence Ave.) Staples, Marks Work Warehouse, Canadian Tire, Zellers, Toys-R-Us, No Frills, LCBO, Beer Store, Extreme Fitness and a wide variety of shops and services.

Scarborough Town Centre and Area: (McCowan Rd and 401) Variety of shops and services including movie theatres, The Bay, Sears, Walmart, Old Navy, Sport Chek, Shoppers, Stitch It, Aldo's, HMV, Best Buy and Loblaws Super Centre just to name a few!

HEALTH CARE

Scarborough General Hospital, part of the Rouge Valley Health System
Centennary Hospital, part of the Rouge Valley Health System

MOVIE THEATRES

Morningside Movie Theatres (Cineplex-Odeon)
Scarborough Town Centre (Famous Players)

ATTRACTIONS

Metro Toronto Zoo, Rogers Centre, Air Canada Centre



COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000
www.tdsb.on.ca

JK-6 Guildwood Jr. Public School 416-396-6295
225 Livingston Road
7-8 Jack Miner Sr. Public School 416-396-6375
405 Guildwood Parkway
9-12 Sir Wilfred Laurier 416-396-6820
145 Guildwood Parkway
9-12 Sir Robert L. Borden 416-396-6810
200 Poplar Road

French Emersion Programs

www.tdsb.on.ca

JK-6 William G. Miller 416-396-6655
60 Bennett Road
7-8 J.S. Woodsworth Sr. P.S. 416-396-6370
120 Sedgemount Drive
9-12 Cedarbrae Collegiate 416-396-4400
550 Markham Road

Toronto Catholic District School Board 416-222-8282
www.tcdsb.on.ca

JK-8 St. Ursula Catholic School 416-393-5306
215 Livingston Road
9-12 Cardinal Newman 416-393-5519
100 Brimley Road South

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca

Centennial College, 941 Progress Avenue 416-289-5000
University of Toronto – Scarborough Campus, 1265 Military Trail 416-287-8872
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/privschr/index.html

ADDITIONAL INFORMATION

Property Taxes: \$2,633.52 in 2008

Possession: 30-60 days or to be arranged

Parking: 1 parking space, #27

Locker: Ensuite locker
Rental option for additional locker through condo corp

Maintenance Fee: \$676.91 Monthly (2008)
Includes: Heat, hydro, water, cable TV, central air conditioning,
common elements, building insurance and parking

Heating/Central Air: Forced Air Gas with Central Air Conditioning

Facilities: Indoor Pool Exercise Room
Sauna Recreation/Party Room
Hot Tub Squash Court
Tennis Court Racquet Ball Court
Guest Suites

Security: 24hr Gatehouse Security & Security System

Pets Permitted: Restricted – 2 pets only (no dogs allowed)

Balcony: Open Balcony

Square Footage: Approximately 1622 SF

Exposure: South East

Inclusions: Refrigerator, Stove, Built-in Dishwasher, Washer &
Dryer, All Window Coverings, Light Fixtures and
Built-in Shelving

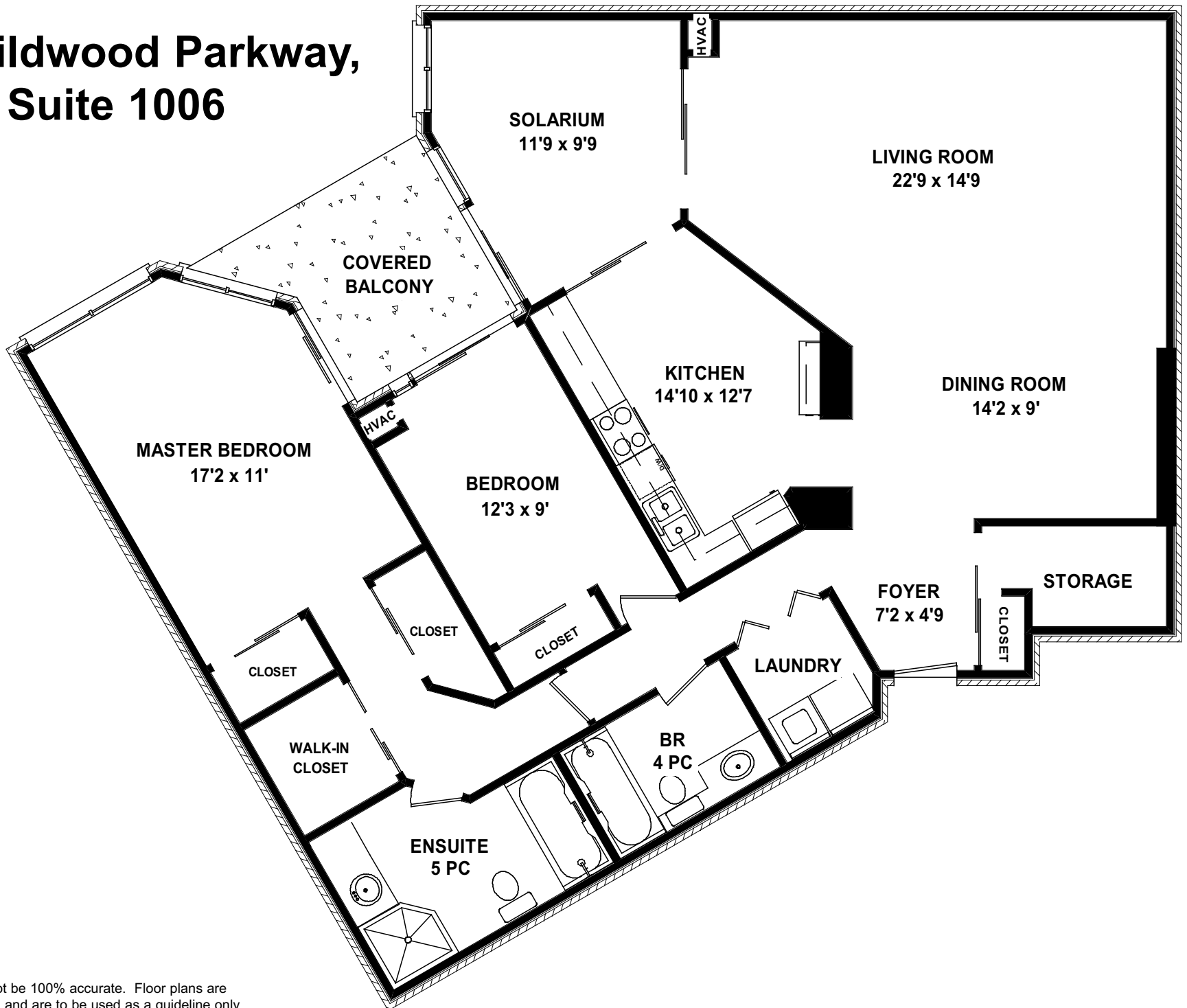
Improvements: Freshly Painted & New Broadloom Throughout Suite
October 2008

Property Manager: 416-261-5526

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.

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