

WELCOME TO

— 49 York Mills Rd. #515 —



Your Community[™]
REALTY
ROYAL LEPAGE
BROKERAGE INDEPENDENTLY OWNED & OPERATED

Sarah Norris
Sales Representative

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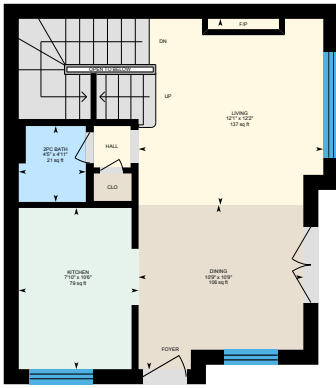


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1% LIFETIME MEMBER

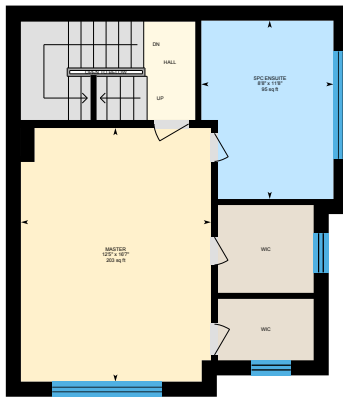
Shawn Zigelstein
Broker



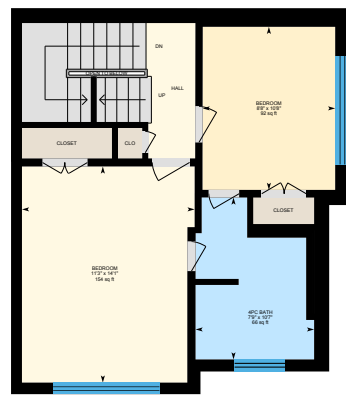
49 York Mills Rd #515, Toronto



Main Floor
Exterior Area 513.39 sq ft



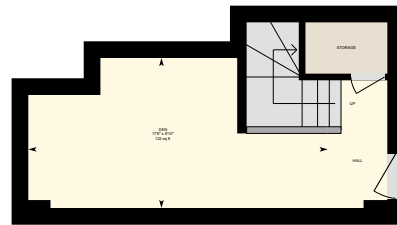
2nd Floor
Exterior Area 542.60 sq ft



3rd Floor
Exterior Area 536.34 sq ft



4th Floor
Exterior Area 186.31 sq ft



Basement (Below Grade)
Exterior Area 262.36 sq ft





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Armour Heights Public School

Designated Catchment School
Grades PK to 6
148 Wilson Ave

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

St. Andrew's Middle School

Designated Catchment School
Grades 6 to 8
131 Fenn Ave

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

York Mills Collegiate Institute

Designated Catchment School
Grades 9 to 12
490 York Mills Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Dunblaine School

Grades 1 to 8
21 Deloraine Ave

Dunblaine School

Grades 1 to 8
21 Deloraine Ave

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

Blessed Sacrament Catholic School

Grades PK to 8
24 Bedford Park Ave

ÉEC Sainte-Madeleine

Grades PK to 6
1 Ness Dr

ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12
110 Drewry Ave

St. Cyril Catholic School

Grades PK to 8
18 Kempford Blvd

PRIVATE SCHOOLS

The private schools nearest to you are:



Don Valley Academy

Grades 9 to 12
4576 Yonge Street #408

Duke Academy

Grades 9 to 12
4576 Yonge St

Junior Academy

Grades PK to 8
2454 Bayview Avenue

Glen Briar Academy

Grades K to 8
210 Wilson Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Brookfield Parkette

27 Brookfield Rd
 4 mins

York Mills Valley Park

3865 Yonge St
 5 mins

Tournament Park

40 Tournament Dr
 10 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Dog Park
1 Rink
9 Tennis Courts
1 Golf Course
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 4 minute walk away.

Nearest Rail Transit Stop

York Mills Station
 4 mins

Nearest Street Level Transit Stop

York Mills Rd At York Ridge Rd
 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.27km.

Sunnybrook Health Sciences Centre - Bayview Campus

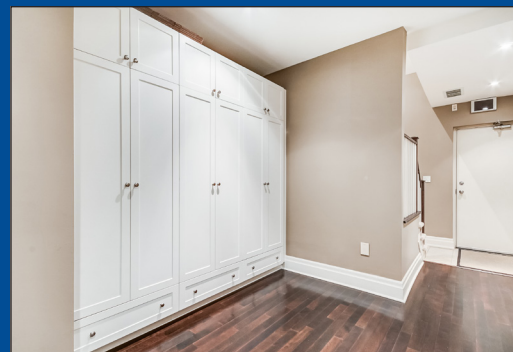
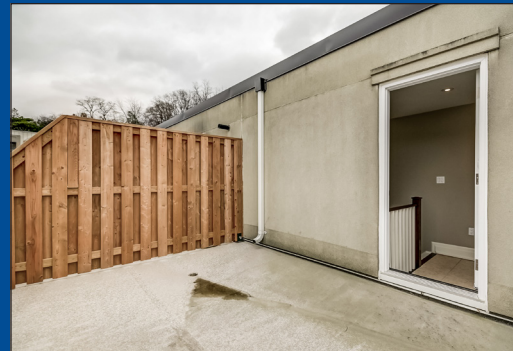
2075 Bayview Ave

Fire Station

10 William Carson Cres

Police Station

30 Ellerslie Ave



*** LOCATION! LOCATION! LOCATION! ***

Walk Just Steps To The Subway And Get To Anywhere In The City In Record Time, Or Drive 1.5km to Hwy 401. Close To Every Amenity Imaginable, Including 5-Star Restaurants, Fitness Club, Golfing, Shopping, Renowned Schools, Walking Paths, Parks, and Hospitals.

Extras:

Includes All Existing Appliances: LG Stainless Steel Refrigerator, Frigidaire Stainless Steel Stove, LG Stainless Steel Microwave/Rangehood, Maytag Stainless Steel Dishwasher; White Frigidaire Frontload Washer & Dryer; Central Vac; All Electrical Light Fixtures; All Hunter Douglas Custom Window Coverings & Drapes; New Roofing; Kitec Plumbing Replaced (2016). Hot Water Tank.

Maintenance Fee: \$859.56/ month (Includes Rogers Cable & Internet) | Taxes: \$5,529.66/ 2021

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WELCOME TO THIS EXQUISITE HOME, in the enclave of THE TOWNHOUSES OF HOGG'S HOLLOW!

49 York Mills Road, Unit 515 is located in Hogg's Hollow, a neighbourhood of multi-million dollar homes, and one of the most desirable areas in the city.

FEATURES:

- *Spacious Corner Unit (with incredible sunlight streaming from the North & West)
- *2 Parking Spots (one right beside lower-level entry to property; 2nd across from property)
 - *Multiple Windows throughout
 - *Overlooking Complex Courtyard
- *Lovely, and desirable 'square' layout vs. 'long/narrow' layout
 - *10' Ceilings on Main Floor
- *Walk-out from Dining Room to your exclusive patio (approx.. 600 Sq Ft)
 - *Patio has Gas BBQ hook-up; surrounded by maintained shrubs
 - *Well maintained Hardwood throughout Main Floor
 - *Pot lights & Accent Lighting
 - *Gas Fireplace in Living Room
- *9' Ceilings on 2nd Floor;
 - *Primary Bedroom with His & Her Closets
- *5-Piece Ensuite with Glassed-in Shower, Jacuzzi Tub, His & Her Sinks
 - *9' Ceilings on 3rd Floor;
 - *2nd Bedroom currently used as Family Room
 - *3rd Bedroom currently used as Office
- *Custom-build cabinetry in Office; Can be easily disassembled for full use as 3rd Bedroom
 - *Shared 4-piece ensuite
- *4th Floor includes Laundry and Rooftop Patio
- *Lower-Level Den, includes wall to wall custom cabinets for extra storage, workout area, and a second entrance with direct garage access from the garage/your two parking spaces

THIS EXECUTIVE HOME INCLUDES:

Custom Hunter Douglas Duo Blinds Throughout
Custom Ultra-Durable Silk drapery with Black-Out Backing Throughout
California-Style Closets throughout
All Electrical Light Fixtures
All Existing Appliances, including:
Stainless Steel Refrigerator, Stove, Microwave/Rangehood, Dishwasher
White Washer & Dryer
Maintenance Fees Include Rogers Cable & Internet

Kitec plumbing was professionally replaced in 2016
Furnace, Hot Water Tank, and A/C is owned
New Roofing (2022)

AMENITIES:

Building includes Visitor Parking, Security System, BBQ's Allowed
Incredibly close to every amenity you can think of, including:
Escape the city quickly - TTC/Subway is steps away; 401 is 1.5 km away
Fitness Center AND a Golf Course can be found across the street
5-star Restaurants
Renowned Schools
Places Of Worship
Grocery Shopping
Walking Paths; Parks
Hospital