



Welcome to 955 Millwood Road, Suite 410

Extensively renovated and reimagined. Incredible attention to detail featuring a stunning new gourmet kitchen by Aya. Features include wide plank white oak hardwood floors throughout, LED recessed lighting throughout, two four-piece washrooms, both with heated floors, and a beautiful Regency (circa 1810) marble mantle with electric fireplace featured in the living room. Clever layout with the den that could be used as a third bedroom and extra storage behind the pocket door. Custom made floor to ceiling doors with Italian hardware throughout. Sophisticated, rare 1450 square foot suite. The common areas have been recently restored and redesigned with a stylish contemporary flair. Located in South Leaside with all of its convenient amenities - close to transit, the Don Valley Parkway, shopping and restaurants. A wonderful opportunity to locate to this quiet low-rise building in this sought-after South Leaside location surrounded by a beautiful residential community.



features

FOYER

- Hardwood floor
- Double closet with floor to ceiling doors
- Recessed LED lighting

LAUNDRY CLOSET

- Tile Floor
- LG True Steam front loading (full size) washer and dryer

KITCHEN

- Hardwood floor
- Bleached custom oak cabinetry (all with soft close)
- Centre island/breakfast bar with matte quartz counters imported from Spain
- Open display cabinet
- Matte quartz backsplash
- Quartz counters with waterfall design on breakfast bar
- Frankie Farmers stainless steel sink
- Large double pantry with quartz counters (concealed doors)
- Gooseneck matte nickel faucet
- Thermador glass top cooktop
- "Elica stainless steel exhaust fan imported from Italy
- Concealed Fisher Paykel bottom mount fridge
- Concealed Miele dishwasher
- Recycling drawer
- Stainless steel Thermador steam oven
- Stainless steel Thermador wall oven
- Broom Closet
- Under cabinet lighting
- Recessed lighting

DINING ROOM

- Hardwood floor
- Open to living room
- Recessed lighting

LIVING ROOM

- Hardwood floor
- Bay window
- Antique Regency marble mantle and hearth
- Electric gas log set with remote
- Walkout to balcony
- Recessed lighting



additional information

INCLUSIONS	all existing kitchen appliances, washer and dryer, all custom hardware throughout, all Lutron dimmers throughout, custom silhouette window blinds throughout, fireplace remote, free standing closets
POSSESSION	60 Days/TBA
TAXES	\$3,456.54 (2019)
MAINTENANCE FEE	\$947.76 monthly includes all utilities & common expenses (except for cable TV)
UNDERGROUND PARKING	1 car B2-51 (easy access to elevator)
LOCKER #23	3.5ft wide x 5 deep x 6 high

Offered at \$1,175,000.⁰⁰



BEDROOM/DEN

- Pocket doors
- Hardwood floor
- Sliding glass doors walk out to balcony
- Recessed lighting

STORAGE

- Hardwood floor
- Pocket door
- Recessed lighting

FOUR PIECE WASHROOM

- Heated porcelain tile floor
- Vanity
- Large soaker tub
- Polished marble tile walls
- Polished chrome fixtures and taps
- Rain shower head
- Recessed lighting

BEDROOM

- Hardwood floor
- Double Closet with built-ins
- Recessed lighting

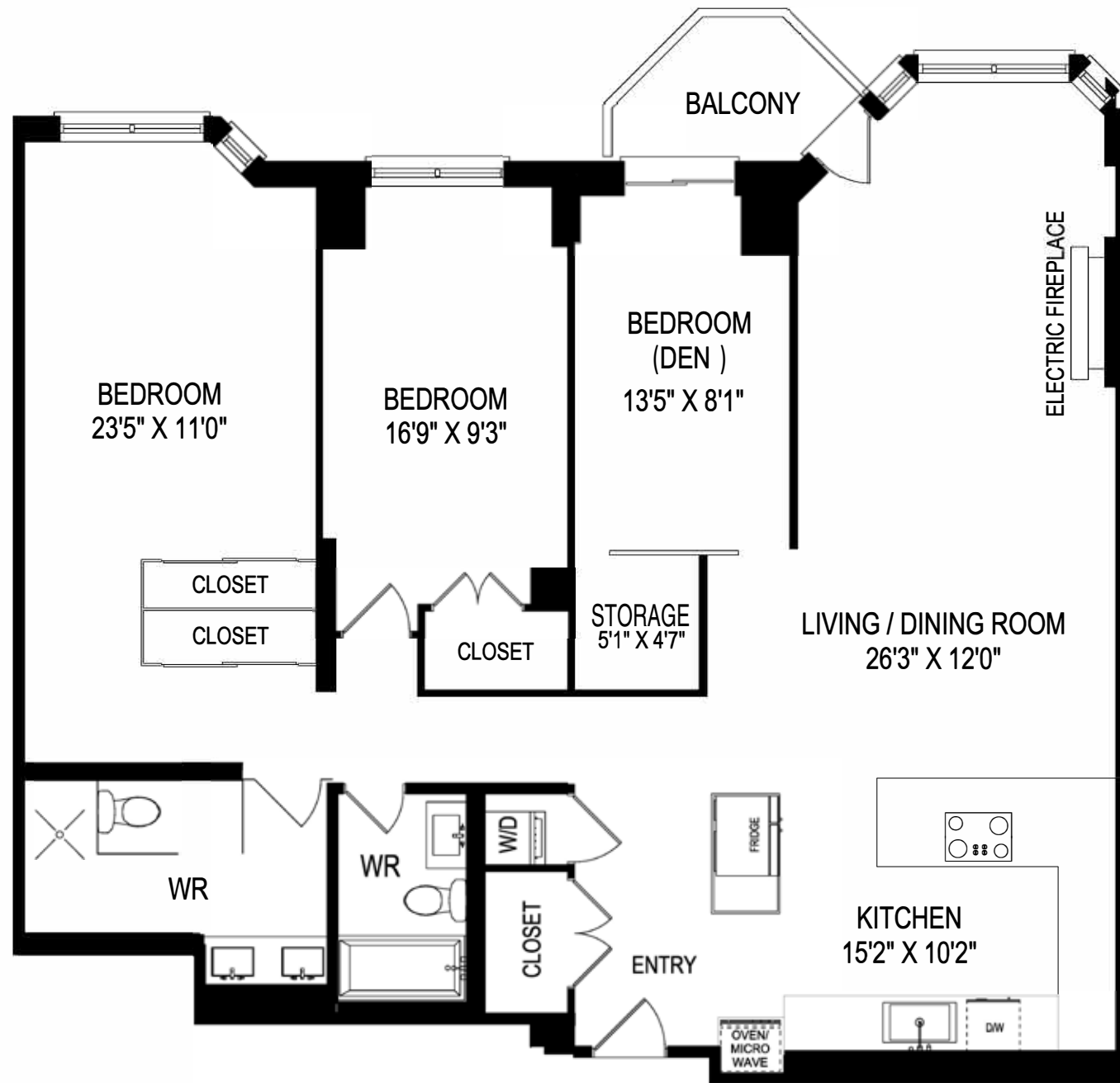
MASTER SUITE

FOUR PIECE WASHROOM

- Heated marble tile floor
- Double vanity
- Water closet
- Polished marble tile walls (concealed cologne cabinet)
- Open shower with rain shower head
- Polished chrome fixtures and matte black taps
- Mirrors (concealed medicine cabinet)
- Custom scones
- Large tempered glass door
- Recessed lighting

MASTER BEDROOM

- Hardwood floor
- His/her closets with built-ins
- Custom floor lights
- Recessed halogen lighting



SUITE # 410
APPROX. 1450 SQUARE FEET





Chairman's Award Winner

**Gardner Award Winner
2004-2018**



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.