

40 Old Mill Road Suite 202

Area	~1,400 Sq Ft	Heating	Heat Pump, Electric
Bedrooms	2	Cooling	Central Air
Bathrooms	1-5pc, 1-4pc	Maintenance	\$2,190/Month
Possession	30-60 days	Taxes	\$7,439.00 (2024)
Year Built	1983	Parking	2 - Level B2, Unit 22 & 23
Exposure	North and South	Locker	1 - Level B2, Unit 17
Balcony	Covered Terrace	Pets	Dogs, cats, birds allowed
Laundry	In-Suite		

Current Status certificate available upon request

Welcome to 202-40 Old Mill Road

At 202-40 Old Mill Road, you will experience a spacious, open plan two bedroom 1,400 square foot suite where thoughtful design balances classic elements with contemporary finishes and modern convenience. This exclusive boutique building overlooking the glorious Humber River parklands offers an understated luxury lifestyle in the highly coveted Kingsway neighborhood!

SUITE DETAILS

- Foyer with two double door closets with ceiling light and tile flooring, crown moulding.
- Living room with large bay window with shutters, river stone surround fireplace (non-operational) with wooden mantle, crown moulding, hardwood flooring, and an open layout connected to the dining room
- Kitchen features granite countertops, cove lighting on tray ceiling, under cabinet lighting, s/s Kenmore refrigerator, s/s GE Profile stove, black Dacor range hood, black Bosch dishwasher, granite tile flooring, Blanco double stainless steel sink in black powder coating, s/s backsplash and french doors to dining room
- Dining room with glass French doors leading to covered balcony, built-in shelves, chandelier, tray ceiling and an open connection to the living room
- Balcony covered with power outlet, wall mounted light fixture, terracotta tile floor, wrought iron railing, half phantom screen on french doors, overlooking Humber River and Etienne Brulé Park
- Linen closet in the hallway
- Primary bedroom featuring broadloom carpeting, large bay window with shutters, double-door closet, and mirrored sliding double closet doors. The 4-piece en suite bathroom includes mirror wall panels, Jacuzzi bathtub, toilet, separate shower with glass door and ceiling light, and pedestal sink
- Second bedroom with hardwood flooring, large bay window with shutters and large double door closet
- Four piece bathroom with sink, vanity, bathtub, toilet and ceiling panel light
- Ensuite laundry room with GE Deep+Fill washer, Maytag dryer, and sink

Simply move in and enjoy this elegant condominium residence in a park setting!

INCLUSIONS: Electrical light fixtures, window coverings and appliances: stainless steel Kenmore refrigerator, GE Profile stove, black LG Dacor range hood, black built-in Bosch dishwasher, GE Deep+Fill washer and Maytag dryer, beveled mirror in dining room

MAINTENANCE FEE \$2,190/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Water
- Heat
- Central Air Conditioning
- 2 Parking spaces
- Locker

BUILDING AMENITIES

- Visitor Parking

Special Assessment of \$785.87 monthly until June 1st, 2025 has been prepaid by the seller.

Property Management Company: PropertyWright Management Inc. 416-549-1412

Schools: Complete list of schools with live links on babiakteam.com