

## 2 Old Mill Drive, Suite 211

Area	674 Sq Ft	Heating	Forced Air, Gas
Bedrooms	1+1	Cooling	Central Air
Bathrooms	1 Full	Maintenance	\$771.09/Month
Possession	90 days	Taxes	\$3,311.78 (2024)
Year Built	2015	Parking	1 - Underground
Exposure	South	Balcony	Terrace 20' x 12'
Laundry	In-Suite	Walk Score	95

[Status certificate available upon request.](#)

Welcome to 2 Old Mill Drive, Suite 211.

A sparkling 1+1 bedroom, 1 bath suite with a private terrace in a desirable Tridel-built luxury residence. Enjoy 24 hr concierge, world-class amenities and an unbeatable location steps to Bloor West Village, the subway and the beautiful Humber River parklands! This contemporary condo is bright, welcoming & move-in ready!

Features include:

- Sun filled open plan with 674 sq ft of living space
- 9 ft ceilings
- Modern kitchen with quartz counters, stainless steel appliances & breakfast bar
- Primary bedroom with coffered ceiling & walkout to terrace
- Renovated 3 piece bath with glass shower
- Spacious L-shaped 20' x 12' south-facing terrace
- Liberal pet policy
- Amenities include indoor pool with sauna & spa, fitness centre, theatre room, guest suites
- Spectacular rooftop terrace with panoramic skyline views and bbq
- One parking space

### SUITE DETAILS

- Foyer featuring a centre light fixture and a sliding mirror coat closet
- Living room with floor-to-ceiling walk-out sliding glass doors leading to a spacious L-shaped 20' x 12' south-facing terrace, perfect for enjoying the outdoors
- Kitchen equipped with a breakfast bar, under-cabinet lighting, a centre light fixture, tile backsplash, quartz countertops, and stainless steel appliances: Fisher & Paykel refrigerator, Whirlpool stove, Whirlpool dishwasher, and a built-in Whirlpool microwave with exhaust hood
- Dining room with centre light fixture
- Primary bedroom featuring a large closet with sliding mirror doors, coffered ceiling, a central light fixture, and a floor-to-ceiling three-light window for natural light
- Den with centre light fixture, offering flexibility for an office or extra space
- Three piece bathroom with a walk-in shower, tile surround, rainfall and handheld showerheads, vanity, mirror, vanity light, and tile flooring
- Laundry closet with Whirlpool washer and Whirlpool dryer
- 9 ft ceiling and laminate floors throughout

INCLUSIONS: Stainless steel appliances: Fisher & Paykel refrigerator, Whirlpool stove, Whirlpool dishwasher, and a built-in Whirlpool microwave with exhaust hood, Whirlpool washer and Whirlpool dryer, all electrical light fixtures and window coverings

MAINTENANCE FEE \$771.09/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Parking

BUILDING AMENITIES

- Concierge/Security
- Guest Suites
- Gym
- Indoor Chlorine Pool
- Steam Room/Sauna & Spa
- Media/Theater Room
- Party Room

Property Management Company: Del Property Management, Phone: (647) 345-4206