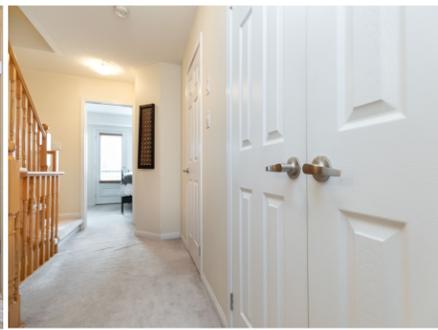


# 30 Mendelssohn Street TH#16



Check out the Youtube video at [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)



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## Welcome Inside!

## Highlights & Features

## 30 Mendelssohn St #16 | Quiet Clairlea Neighbourhood!

### Trendy Town-Home in Clairlea Neighbourhood!

Modern 3 storey condo-town built by Mattamy Homes is move-in ready! Rarely do these townhomes come on the market for sale in this sought-after pocket. A fantastic opportunity for a multitude of buyers; singles, couples, young families, or downsizers!

If you thought your dream of home ownership in the GTA was diminishing well here is your chance to own a beautiful home providing great space at a fraction of the price!

Enjoy living a low-maintenance lifestyle with an open concept space, 2 large bedrooms, 2 full baths, quality finishes, fixtures and modern décor throughout all 3 levels!

Ownership of 1 underground parking spot! Plenty of outdoor space includes a balcony off the second floor bedroom. Enjoy watching your wee ones while they play at the adorable parkette & playground just steps from your front door. A nice gathering spot to catch up with your neighbours!

The Warden Hilltop Community Centre is conveniently right across the street and is the first public building in Toronto to be LEED (Leadership in Energy and Environmental Design) Silver certified featuring a geothermal heating and cooling system, green roof and solar power. The centre includes a double gym, weight room, teaching kitchen and preschool area.

Great community spirit and friendly neighbours make this an ideal place to call home! 10 minute walk to Warden subway station, excellent school district, convenient shopping, plenty of parks and recreation!

➤ Attractive exterior façade and outdoor storage area.

➤ Welcoming front entrance with a coat closet and tiled floors for easy cleanup.

➤ Open concept living/dining rooms with a large storage closet and hardwood floors. A delight for entertaining!

➤ Stylish kitchen offers ample cupboard/counter space and a breakfast bar for casual dining.

➤ Incredible 2nd floor layout includes:

• Spacious bedroom with a double closet and a walk-out to a private balcony. Ideal for enjoying a morning cup of coffee and an evening glass of wine.

• 4 piece bath



• Convenient 2nd floor laundry room.

• Large walk-in linen/storage closet and furnace room complete this level.

• Broadloom throughout

➤ 3rd floor master suite:

• Oversized bedroom offers plenty of space for a king-sized bed plus sitting area

• 3 piece ensuite

• Walk-in closet with built-ins.

• Linen closet.

• Broadloom throughout.

**Bedrooms:** 2  
**Baths:** 2  
**Approximate Annual Expenses 2018**  
**Taxes:** \$2465.76  
**Hydro:** \$958.35  
**Heating/Gas:** \$878.75  
**Maintenance Fees:** \$177.00/Month  
**Includes:** Water, parking, building insurance and common elements which includes snow removal, landscaping, garbage removal, roof and exterior maintenance.  
**Square Footage:** 1200 square feet  
**Possession:** 60 Days/TBA  
**Parking:** Ownership of 1 underground parking spot – Level A #58  
**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, electric light fixtures, window coverings, furnace/hot water tank (rental) buyer to assume contract @ 86.77/month



A tight-knit complex and community located in a mature neighbourhood surrounded by lush trees, and plenty of shopping on Warden, Victoria Park and Eglinton Avenues. This is an ideal neighbourhood for commuters as it is well served by public transit and is also within close proximity to the Don Valley Parkway.

This beautiful setting is highlighted by Warden Woods, a deep ravine valley that spans the south-east perimeter of this neighbourhood. The Warden Woods Ravine parkland has a paved trail which offers Clairlea residents a bit of nature close to home.

Lots of local shopping for every craving! Victoria Park contains a good variety of restaurants including Chinese, Mediterranean, Caribbean, East and West Indian foods.

The Eglinton Town Centre offers a great variety of restaurants, home improvement stores, Cineplex Odeon, Party City, CIBC, outlet stores and so much more along Eglinton Avenue. The Kennedy Park Plaza offer two smaller shopping plazas that cater to your everyday household needs.

Plenty of parks and recreation! Warden Woods Park is a heavily wooded ravine valley containing a paved trail frequented by nature enthusiasts, joggers and cyclists. Access points to this park are located off St. Clair and Pharmacy Avenues. To the south of Warden Woods Park is Byng Park and the West Scarborough N.C.C., which features a bocce club and horseshoe pits.

Golfers will delight! The Detonia Park Golf Course, located on the east side of Victoria Park Avenue, just north of Danforth Avenue, is a challenging scenic course that is ideal for beginners and advanced players looking to practice their short game.

The local school district attracts many families to this neighbourhood! General Brock P.S., SATEC @ W A Porter Collegiate Institute and plenty of private, Catholic, daycares and alternative schools to choose from!

Go green! A quick 10 minute walk to Warden station! There are bus routes along Warden, Pharmacy, Victoria Park and St. Clair Avenues to connect passengers to stations on the Bloor-Danforth subway line. Motorists are just a few minutes from the DVP on-ramp, situated off Eglinton Avenue, west of Victoria Park.

### Upgrades & Improvements

- Hardwood flooring in the living/dining area
- Installed super shower with glass doors in the master ensuite
- Freshly painted throughout

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