

#801-75 Wynford Heights Crescent

Bright and Spacious 2 Bedroom Condo in Luxurious 75 Wynford Heights Crescent!

Hello empty-nesters, here is your opportunity to own an attractive condo with a superior floor plan, generous-size principal rooms to place your most prized furniture pieces!

Great transition from your long-time large detached home nearby with all the conveniences of the neighbourhood.

Five-star building amenities include: concierge, indoor swimming pool, squash court, exercise and golf rooms, party room, tennis court and ample visitor parking.

A superb location, this top-notch complex is flanked by Charles Sauriol Conservation Area and the East Don River Ravine. Steps to shopping. Minutes to the DVP and to the much anticipated Wynford stop at the Eglinton Crosstown LRT.

Welcome to Suite #801

- ◆ **Gracious foyer** with parquet floors and **double coat closet**. Room for an elegant credenza and your favourite artwork.
- ◆ **Expansive living/dining room areas** with space for your finest furniture pieces.
- ◆ **Loads of natural light** with many picture windows with many west-facing large windows with gorgeous west tree-lined city views.
- ◆ **Living room area features large picture walls** to place your finest possessions.
- ◆ **Kitchen features a bright galley kitchen** in bright décor, box lighting, fridge with water and ice dispenser.
- ◆ **Expansive master bedroom** offers walk-in closet, and 3-piece ensuite bathroom.
- ◆ **4 piece main bath** offers large vanity mirror and combined shower/tub.
- ◆ **Laundry closet** with stackable washer and dryer neatly tucked away in kitchen.
- ◆ **Sizeable insuite storage room.**

◆ **Flooded with natural light, this spacious 2 bedroom, 2 bath condo includes ownership of 2 underground parking spots and yearly exclusive use of a locker.**

◆ **Top-notch building amenities that include: concierge, indoor swimming pool, gym, party/meeting room, squash court and golf room, tennis court, expansive outdoor grounds, 3 elevators and ample visitor parking!**

◆ **Almost all inclusive maintenance fees = peace of mind and care-free living without having to worry about any exterior maintenance or yard work. Bell Fibe TV Service is provided to the suite at a preferred building rate.**

Prime East Central Toronto Location – Banbury-Don Mills!

Banbury-Don Mills neighbourhood is an outdoor-lifestyle and recreation heaven, with 22 parks, 16 sets of trails, and community recreation facilities, including 2 arenas (Don Mills Civitan and Irving Paisley Park / York Mills Arena), Banbury Park and Community Centre within its boundaries. Charles Sauriol Conservation Area offers great walking trails along the banks of the East Don River outside your door! Also enjoy the nearby Moccasin Trail Park!

Cultural and Scientific Museums! Islamic art, Iranian art and Muslim culture is displayed at the Aga Khan Museum, and one of the first interactive science museums to be found at the Ontario Science Centre.

Lots of local shopping for every craving! Steps to local shopping outside your door.

Upscale ‘The Shops at Don Mills’ located at Don Mills Road and The DonWay West nearby: **outdoor shopping centre that occupies over 500,000 square feet of space and 72 stores. Its unique collection of stores make it one of the most unique and go-to shopping places in Toronto.**

Real Canadian Superstore and Costco just minutes away by car.

Easy access to Don Valley Parkway into and away from the city core and the highly anticipated opening of the Eglinton Crosstown LRT Wynford Stop will provide convenient east-west city public transportation with connection hubs facilitating access to the many areas of Toronto.

<p>Approximate Annual Expenses for 2020 Taxes: \$2,104.96 Maintenance Fees: \$1,032.22/Month Includes: Water, heat, central air conditioning, internet, cable tv, parking, common elements and building insurance.</p>	<p>Bedrooms: 2 Baths: 1x3 Piece (ensuite), 1x4 Piece (main)</p>
<p>Approx Sq Ft. 1,075</p>	<p>Possession: 30 days / TBA</p>
<p>Parking: Ownership of 2 underground parking spots Level B Units #29 and #30 Locker: Exclusive use of A8 on Level B. Yearly expense of \$77.33</p>	<p>Include: Fridge, stove, exhaust hood, dishwasher, stackable washer & dryer, window coverings and electric light fixtures.</p>

A Great Place to Call Home!