



HEAPS ESTRIN

REAL ESTATE TEAM

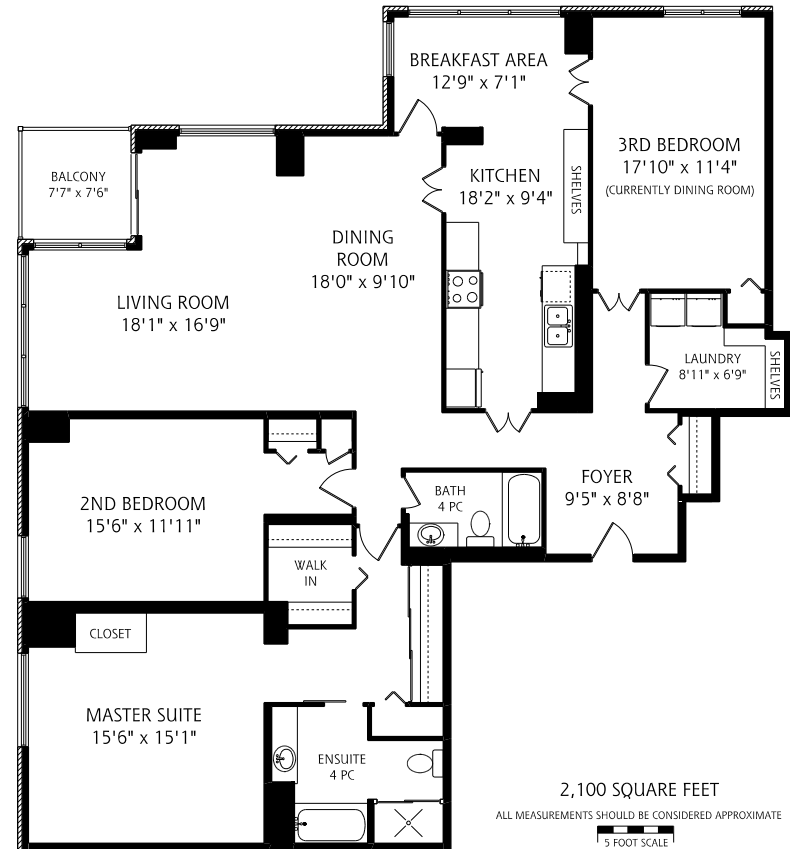


1 Concorde Place, Suite 701



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Welcome to 1 Concorde Place, a fantastic opportunity within the Highgate community. This wonderful suite boasts three bedrooms and two bathrooms, with large principal rooms that feature gorgeous tree-lined southeast views of the ravine, through floor to ceiling windows. Walkout to the balcony from the living room. The spacious master suite comes complete with its own ensuite bath and walk-in closet, with large closets and ample storage. Generously proportioned second and third bedrooms. Highgate is a superbly run gated community with fabulous and ample amenities including an indoor pool, squash/tennis courts, billiards room, gatehouse, landscaped grounds, and so much more. Minutes from the Shops of Don Mills, Flemington Golf Course, Aga Khan and many more amenities. With easy access to downtown via transit or major highways, and a TTC stop right in front of the building, your convenience is assured.



Details

MAINTENANCE FEES

\$1,389.95/monthly. Includes: heat, hydro, water, cable, central air condition, common elements, building insurance and parking

TAXES

\$3,959.12 (2019)

POSSESSION

30-60 Days or to be arranged

HEATING

Heat Pump

COOLING

Central air conditioning

PARKING

Underground parking exclusive use – Level B unit #12

Features

- Three-bedroom suite with 2,100 sq.ft. of living space
- Stunning tree-lined southeast views, the best views in the building
- Spacious principal rooms
- Large front foyer with double closet
- Combined living and dining room with wall-to-wall windows and hardwood floors
- Walk out to the private balcony from the living room
- Bright eat-in kitchen with ample storage, floor to ceiling windows and stainless-steel appliances
- Master retreat boasts four-piece ensuite, walk-in closet and wall-to-wall closets
- Second bedroom with double closet and east views
- Third bedroom, currently used as a dining room, has south views and a deep closet
- Separate laundry room with storage
- Recently renovated amenities
- Superbly run gated community with an authentic “neighbourhood” feeling
- Steps to transit – TTC stop in front of the building
- Easy access to major highways
- Minutes from Aga Kahn Museum, Flemingdon Park Golf Course, Don Valley trail system, Ontario Science Centre and Shops of Don Mills

INCLUSIONS

- Stainless steel KitchenAid stove
- Sharp microwave
- Stainless steel Kenmore built-in dishwasher
- Stainless steel Maytag fridge
- General Electric washer
- General Electric dryer
- All electric light fixtures
- Four heat pumps and equipment

EXCLUSIONS

- None

BUILDING AMENITIES

- Gatehouse security
- Indoor pool
- Sauna
- Garden terrace
- Squash court
- Tennis court
- Visitor parking
- Party room
- Billiards room
- Exercise room



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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