



# 725 DON MILLS ROAD SUITE 1501



## Vivian Eyolfson

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**ROYAL LEPAGE**

REAL ESTATE SERVICES LTD.,  
BROKERAGE

2320 Bloor Street West, Toronto, ON M6S 1P2

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# FLOOR PLANS



APPROXIMATELY 739 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Price	\$120,000
Possession	Immediate - TBA
Corp #	YCC 51
Year built	1972
Parking	1 car exclusive (#09-14 level B)
Pets	Yes - Restricted
Bedrooms	1
Bathrooms	1x4
Cable	Basic – channels 2 to 70
Heating	Gas - water
Cooling	None
Locker	Exclusive (#97 level B)

### FACILITIES:

Indoor Pool, Sauna, Exercise Room, Laundry Facilities, Party Room (Ping Pong & Billiards Tables) & Media/ Internet Room.

### INCLUSIONS:

Stove; Fridge; Electric Light Fixtures; Window Coverings (All appliances are in as-is condition).

### EXCLUSIONS:

All Removable Mirrors; All Removable Shelves; & Book Shelves/Cases

\*figures are approximate

**Please attach Schedules to offer**

### MAINTENANCE FEE INCLUDES:

Common Elements, Building Insurance, Heat, Hydro, Water, Basic Cable TV, Building Maintenance; Security System, Security Guard, Locker & Parking

### MANAGEMENT:

Rick Campbell @ Del Property Management Inc., 715 Don Mills Rd Tel: 416-429-0270 Fax: 416-429-6588

### EXPENSES (2009/2010):

Taxes: \$895.38/yr (2009)  
 Maint: \$443.59/m (2010)  
 CVA: \$105,500 (2010)

