



105 Scenic Mill Way, Unit #115, North York ON, M2L 1T1

**What does our seller love about their home?**

“Bayview Mills is a delightful place to live. There is so much to love; the neighbourhood, location, the 2-car garage, the gardens, the corner lot with lots of privacy, and just how welcoming the house is. We came to know and love many of our neighbours; neighbours, both young and old, who look out for each other. We especially appreciate how well maintained the property and gardens are. We love to walk around the neighbourhood and enjoy the green spaces. At 105, the garden, tucked away in a private spot, is truly an oasis.

The neighbourhood is quiet yet has easy access to Bayview Ave, York Mills and the 401, as well as the TTC. This makes getting downtown or out of town quite easy. The shops at Bayview and York Mills, including the big Metro grocery store, make daily living very convenient. As members of the Cricket Club, we appreciated the short drive across York Mills to the club, but members of The Donalda or The Granite would feel the same.

Our favourite room in the house is the living room with its large sliding doors looking out on to the garden. Although we probably spent the most time sitting at our kitchen table enjoying the sun that spilled into the room most of the day. We hosted many lovely family celebrations in the adjacent dining room which often spread out through the living room and through the patio doors in good weather. It truly is a wonderful place to live!”

**Improvements to Property:**

- Renovated Washrooms – all (2011)
- Renovated Kitchen (2011)
- Hardwood Floors (Main Floor, 2011)
- Broadloom (2<sup>nd</sup> Floor, 2011)
- Laminate Floors (Basement, 2011)
- New Windows (2019)
- New Sliding Patio Door (Living Room, 2019)
- Central Air Conditioner (2019)
- New Kitchen Appliances (2011)
- Washer & Dryer (2011)

**Included with Property:**

- Appliances: Refrigerator, Stove, Microwave/Exhaust Fan Combo, Built-in Dishwasher, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Owned: Furnace & Central Air Conditioner
- Attached 2-car garage with exclusive use 2-car driveway

**Excluded from the Property:**

- All furniture, accessories and décor related to staging

**Rentals (assumable):**

- Hot Water Tank with Reliance for \$21.32 + HST, monthly

**Maintenance Fees & Amenities:**

- Monthly \$1,347.26
- Covers: condo complex insurance, common elements, garden maintenance & landscaping, snow removal outdoor pool, water and waste.
- Outdoor Pool for community to enjoy throughout the hot Toronto summers

**Neighbourhood Highlights:**

- Transit: Closest TTC bus stop is approx 2 min walk at Bayview at Heathcoat Ave. York Mills subway station is approx. 3 kms away at York Mills and Yonge Street. Bayview subway station is approx 6 kms away at Sheppard & Bayview.
- Restaurants and Cafes: Dineen Coffee, Pearl Bayview, Hero Burgers, Baskin & Robbins, Bayview Village restaurants
- Conveniences: SHOPPING & GROCERY: York Mills Shopping Centre with Metro Grocery, Shoppers Drugmart and more, is approx 600 meters away; Bayview Village shopping and restaurants approx. 6 kms away at Sheppard & Bayview; SAFETY: North York General Hospital is approx 2.6kms away, Firehall 122 is 300 metres away, Police Station Division 33 is 2.67kms away
- Recreation: Owen Park (Playgrounds, Sports field, Basketball court & Baseball diamonds), York Mills CI Pool & Grounds (Pool, Sport fields & Running track); Irving Paisley Park/York Mills Arena (Playground, Basketball court, Baseball diamond, Rink, Arena & Trail), Windfields Park (Playground & Trails)
- Schools: PUBLIC: Harrison Public School(JK-5), Windfields Middle School(6-8), ÉS Étienne-Brûlé(French, 7-12), York Mills Collegiate Institute(9-12), Claude Watson School for the Arts(Specialty, 4-8); CATHOLIC: St. Gabriel Catholic School(JK-8), St. Cyril Catholic School(JK-8), ÉÉC Sainte-Madeleine(French, JK-6), ÉSC Monseigneur-de-Charbonnel(French, 7-12), Hawthorn School for Girls(JK-12), Loretto Abbey Catholic Secondary School(Females, 9-12), Cardinal Carter Academy for the Arts(7-12); PRIVATE: Junior Academy, St. George Academy
- Neighbourhood Events: Farmer's Market at North York Civic Centre/Mel Lastman Square (Thursdays 8am-2:30pm, May-Oct), AlohaFest Toronto (Mel Lastman Square on July 20/24), Island Eats Food Festival (Mel Lastman Square on Aug 17/24), T.U. Jazz Fest 2024 (Mel Lastman Square on Aug 30-Sep 2/24)