

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to Unit 517 at 5800 Sheppard Avenue East — a rare and spacious two-storey condo apartment offering approximately 1,326 sq. ft. of thoughtfully designed living space in a quiet, well-maintained building. Unique layouts like this are seldom offered, delivering a refined, townhome-like experience with the ease of condo living.

The main level features a bright and functional living and dining area, in-suite laundry, a convenient 2-piece bathroom, and a modernized kitchen with updated finishes that elevate the space with a clean, contemporary feel. Upstairs, you'll find two generously sized bedrooms, each with its own 4-piece ensuite bath, including a standout primary retreat with walkout to a full private outdoor patio—an incredibly rare feature that offers a private, elevated outdoor escape and a true sense of luxury.

Additional features include owned underground parking, forced air gas heating, central air conditioning, and ample in-unit storage. Residents enjoy access to a well-managed building with practical amenities including a fitness room, sauna, security system, and visitor parking. Condo fees include heat, water, air conditioning, building insurance, and common elements for simple, predictable monthly living.

Ideally located in the east end of Toronto (Scarborough), close to Highway 401, public transit, shopping, parks, and everyday amenities, this is a standout opportunity for buyers seeking space, comfort, and a touch of luxury in a unique and hard-to-find layout.

Property Details

ADDRESS: 517-5800 Sheppard Avenue East, Scarborough, ON

TYPE: Single family residential.

LEGAL DESCRIPTION: UNIT 17, LEVEL 5, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 930, BLK 96 66M2168 AS DESCRIBED IN SCHEDULE "A" OF DECLARATION D223658 SCARBOROUGH, CITY OF TORONTO

SQ. FT:	1,326
BEDROOMS:	2 on second floor, primary includes walkout to patio area.
BATHS:	3; 2 piece on main floor, 2 4 piece ensuite on second floor.
LAUNDRY:	In Unit (Main floor).
AGE:	37 Years (1989).
ELECTRICAL:	Breaker Panel.
FOUNDATION:	Concrete.
FLOORS:	Ceramic tile, Plank, Carpet.
CEILINGS:	Drywall, Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	1 Underground space #61 (owned)
TAXES:	\$1,388 (2024).
CONDO FEES:	\$1,190.63/mo. (\$1,151.63 + \$39.00 hydro recovery).
MANAGEMENT CO:	Nadlan- Harris Property Management.
STORAGE:	In unit
PET FRIENDLY:	Limited.

ROLL #:	190112519001477
PIN #:	119300164
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas (central).
COOLING:	Central Air conditioning.
RENTALS:	None.
UTILITIES:	Hydro is included at \$39.00/mo. Within the maintenance fees. Meters are read once per year and the property management company invoices any difference.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at: www.gogordons.com .
AMENITIES:	Fitness room, sauna, security, underground parking, visitor parking, room.
CONDO FEE INCLUDES:	Heating, air conditioning, water, building insurance, common elements.
CHATELS INCLUDED:	Washer, Dryer, Fridge, Stove.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

Status Certificate

- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour