



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at gogordons.com

UNDER ONE ROOF.

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 (2025).
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.

PROPERTY DETAILS *continued*

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:	None.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



Visit **gogordons.com** for:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team. Every detail.



REAL ESTATE
SALE



CLEARANCE OF
CONTENTS



MOVE
MANAGEMENT



INTERIM
FUNDING

**FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.**

UNDER ONE ROOF.®

GORDONS.
REAL ESTATE BROKERAGE

1-800-267-2206

gogordons.com