



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.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 1514-121 Ling Road, a bright and beautifully updated two-bedroom, two-bathroom suite in the popular Scarborough Wood community. Filled with natural light from oversized windows, this inviting home offers west-facing views toward Lake Ontario and a private walk-out balcony—an ideal spot to relax and enjoy the changing skies and evening sunsets. The thoughtfully updated kitchen and bathrooms add a fresh, modern feel, while the spacious layout and in-suite laundry provide the comfort and convenience of easy living.

Set in a well-established, popular adult lifestyle building surrounded by beautifully maintained green space, residents enjoy an impressive array of amenities including an outdoor pool, tennis court, exercise room, party/meeting room, library and visitor parking. Underground parking and a private storage locker add further convenience, while water, cable TV, parking and common elements are included in the monthly maintenance fees.

The location is exceptionally convenient, with Morningside Crossing just steps away offering everyday shopping, groceries, restaurants and services, while TTC transit is close at hand. Parks and green spaces are nearby, and the waterfront, Rouge Valley and community amenities are all within easy reach. With quick access to the 401, this is a wonderful opportunity to enjoy a comfortable, low-maintenance lifestyle in a convenient and welcoming Scarborough setting.

PROPERTY DETAILS

ADDRESS: 1514-121 Ling Road, Scarborough, Ontario M1E4Y2

TYPE: Single family residential condominium apartment

LEGAL DESCRIPTION: UNIT 14, LEVEL 14, YORK CONDOMINIUM
PLAN NO. 457, BLK D PLAN M1480 AS DESCRIBED IN SCHEDULE
'A' OF DECLARATION B618078 SCARBOROUGH , CITY OF
TORONTO

SQ. FT:	965 (MPAC)
BEDROOMS:	2
BATHS:	2
LAUNDRY:	In suite.
AGE:	48 years (1978).
ELECTRICAL:	Breaker Panel.
FLOORS:	Vinyl, Hardwood.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Level A #128 (owned).
BALCONY:	Open, private.
TAXES:	\$1,516 (2025).
CONDO FEES:	\$694.11 / Mo.
MANAGEMENT CO:	Del Property management.
STORAGE UNIT:	Locker#58 on garage level.
PET FRIENDLY:	Limited
ROLL #:	1901091400001113

PROPERTY DETAILS *continued*

PIN #:	114570213
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air electric.
COOLING:	Wall unit.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at: www.gogordons.com
AMENITIES:	Exercise Room, Outdoor Pool, Tennis Court, Party/Meeting Room, Library, green space, Visitor Parking
CONDO FEE INCLUDES:	Building Insurance, Cable TV, Parking, Water, common elements.
CHATELS INCLUDED:	Fridge, Stove, microwave, Washer, Dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



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