GORDONS
REAL ESTATE BROKERAGE

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 1001-812 Burnhamthorpe Road! A beautifully updated luxurious condo in the Millgate Manor Community. Offering an impressive 1,270 sq. ft. of comfortable living space, featuring 2+1 bedrooms and 2 bathrooms. Perfect for families, professionals, or anyone looking for generous living space and the convenience of condo living.

Enjoy a fresh, modern feel throughout with updated finishes and carpet-free flooring, creating a clean and low-maintenance living environment. The thoughtfully designed layout offers plenty of room for relaxing, entertaining, and working from home, while the spacious bedrooms provide flexibility for family, guests, or a home office. An added bonus is the TWO underground parking spaces!

Enjoy an exceptional lifestyle with the building's fantastic recreational amenities, including indoor and outdoor swimming pools, a fitness centre, sauna, tennis court, party room, and visitor parking. Whether you're looking to stay active, unwind, or entertain friends and family, there's something for everyone!

Ideally situated in the sought-after Markland Wood community, this location offers easy access to everyday conveniences, including nearby shopping, grocery stores, restaurants, schools, parks, and public transit. Enjoy the convenience of Burnhamthorpe Road, with quick access to Highway 427, Highway 401, and the QEW, making commuting throughout the GTA a breeze. Also conveniently located near Pearson International Airport and major shopping destinations. Offering an outstanding combination of space, comfort, amenities, and convenience, this is a wonderful opportunity to enjoy spacious condo living in a fantastic Etobicoke neighbourhood!

PROPERTY DETAILS

ADDRESS: 1001-812 Burnhamthorpe Rd., Toronto M9C 4W1
TYPE: Condo Apartment
LEGAL DESCRIPTION: UNIT 7, LEVEL 10, YORK CONDOMINIUM PLAN NO. 161, PT LT 1, CON 1 N OF ETOBICOKE RIVER, PTS 3, 4, 5 & 6 66R6810 AS IN SCHEDULE "A" OF DECLARATION B437003 ETOBICOKE , CITY OF TORONTO

SQ. FT:	1,270 SQFT (MPAC)
BEDROOMS:	2+1; PRIMARY INCLUDES WALK-IN CLOSET & ENSUITE BATH
BATHS:	2 FULL
LAUNDRY:	IN-SUITE FRONT LOAD WASHER & DRYER
AGE:	53 YEARS OLD (BUILT 1973; MPAC)
ELECTRICAL:	BREAKERS
FLOORS:	MIXED
CEILINGS:	DRYWALL, PLASTER
WINDOWS:	VINYL
EXTERIOR:	BRICK
INTERIOR:	DRYWALL
PARKING:	1; LEVEL A, SPACE P91 (EXCLUSIVE)
GARAGE:	UNDERGROUND
ZONING:	R6
TAXES:	$2,534 (2025; GEOWAREHOUSE)
CONDO FEES:	$1,295.99 / MONTH
MANAGEMENT CO:	DUKA PROPERTY MANAGEMENT
STORAGE UNIT:	AVAILABLE

PROPERTY DETAILS *continued*

PET FRIENDLY:	YES, WITH RESTRICTIONS
ROLL #:	191903372008700
PIN #:	111610093
HIGH SPEED INTERNET:	AVAILABLE
HEATING:	FORCED AIR
FIREPLACE:	YES
COOLING:	CENTRAL AIR
RENTALS:	NONE
WATER:	MUNICIPAL
WASTE:	MUNICIPAL
STATUS CERTIFICATE:	FULL VERSION, AVAILABLE AT: WWW.GOGORDONS.COM
AMENITIES:	GYM, INDOOR POOL, PARTY ROOM, BBQ, SAUNA, POOL, PARKING, OUTDOOR TENNIS COURT, PLAYGROUND
CONDO FEE INCLUDES:	COMMON AREAS, A/C, CABLE TV, HYDRO, HEAT, WATER, INSURANCE, PARKING
CHATTELS INCLUDED:	REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER (AS-IS)
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.



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