

Jill's TEAM

YOUR REAL ESTATE CONCIERGE 



INTRODUCING 122-10 MENDELSSOHN STREET

JILL
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BROKER

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GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

10Mendelssohn122.com



ABOUT THE HOME

Location is everything when it comes to this lovely and spacious 3-bedroom, low-rise condominium unit at 10 Mendelssohn Street in the Clairlea/Birchmount neighbourhood of Scarborough. Measuring 1093 square feet and located on the first level, unit 122 offers plenty of space for the whole family or it is also ideally suited for two individuals looking to enter the housing market through home-sharing. Either way, you will have everything you need for convenience and comfortable living right at your fingertips! An abundance of natural light welcomes you into the open-concept living area and kitchen, which allows for an easy flow of conversation with guests while entertaining or clear sightlines with the family while preparing meals in the kitchen. The kitchen has been updated and freshly painted and includes sparkling stainless-steel appliances and stone countertops. The living area boasts a cozy electric fireplace and a walk-out to a large balcony. The primary bedroom has a 3-piece ensuite washroom, a walk-in shower, and a large closet. The remaining two bedrooms share access to the main 4-piece washroom with tub and shower. A large coat closet, ensuite laundry with shelving and a linen closet offer plenty of storage options in this well-designed unit.



PROPERTY INFORMATION

Taxes:	\$2489.21 (annual in 2024)
Size:	1093 sq ft as per MPAC
Legal Description:	UNIT 22, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2032 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT2210090 CITY OF TORONTO
Parking:	1 parking spot, Level A #131
Locker:	Level A #200
Possession:	30-90 days
Heating/Cooling:	Forced air / Central air
Maintenance Fee:	\$835.09/ month
Maint Fees Include:	Water, Parking, Locker, Common Elements, Building Insurance
Inclusions:	Fridge, stove, built-in microwave, dishwasher, all window coverings, washer, dryer, electric light fixtures, bathroom mirrors.

Pet Policy:
Household pets are permitted at Summer Side ii. Only pets deemed to be common household pets are allowed. As defined in the corporation's declaration, this is to mean 1 dog and / or cat and/ or not more than 2 canaries, budgies or small birds; or an aquarium or goldfish or tropical fish; or 1 small caged animal usually considered to be a pet shall be kept or allowed in any unit. Under no circumstances are attack dogs allowed on the property.

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Updated kitchen cabinets (2024)
- Custom kitchen pantry (2024)
- Freshly painted throughout (2024)
- Updated lighting (2024)
- Updated trim (2024)

ABOUT THE COMMUNITY

There is no need to own a car when living at 10 Mendelssohn! A 2-minute walk will take you to bus transit at Warden Avenue, and the Warden Subway Station is a quick 5-minute walk down the street. You can access the Don Valley Parkway at Wynford in just 8 minutes. You will find several shops on the ground level of the condo, including a hair salon, flower shop, and convenience store. For coffee lovers, there is a Tim Hortons right across the street! Located outside your front door, you will find the Warden Hilltop Community Centre with a gym, weight room, basketball court, children's playground and splash pad, and nearby Taylor Creek Park offers multiple running, biking and dog walking trails. Don't miss out on your opportunity to own a beautiful condo with plenty of space for family and friends in a prime location. This one won't last long!

The Buyer acknowledges that the marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.