



INTRODUCING
608-3050 ELLESMERE ROAD

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BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

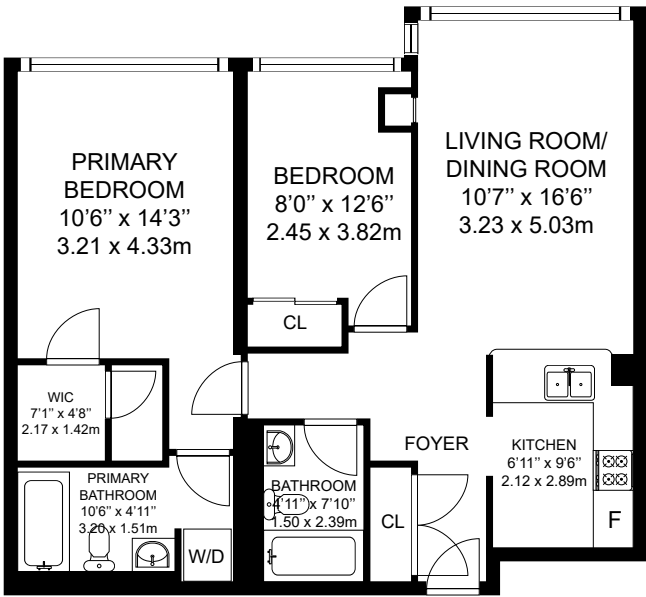
RICARDO
AGBAY JR
SALES REPRESENTATIVE

3050Ellesmere608.com



ABOUT THE PROPERTY

When you walk into this beautifully renovated two-bedroom, two-bathroom suite, you will appreciate the spacious living area flooded with abundant natural sunlight through the large windows and a stunning ravine view from every room in the house. The kitchen has been updated and boasts stone countertops and brand-new appliances, and the handy pass-through to the living room allows for an easy flow of conversation with guests while working in the kitchen. Freshly painted throughout, with updated light fixtures and a handy ensuite laundry, this condo is ready and waiting for new owners to move in and enjoy. Mapledale has top-notch amenities, including a concierge and security, underground resident and free visitor parking, a games room, an indoor pool, a sauna and a tennis court. Location is everything at Mapledale, a 16-storey condominium building conveniently located right across the street from the University of Toronto, Scarborough Campus and Centennial College, a 5-minute walk away from the world class Pan Am Fitness Complex, close to a shopping plaza with Food Basics, Dollarama and Tim Hortons and a stone's throw away from the natural beauty of biking and walking trails at Morningside Park. You definitely won't need a car to have everything you need for comfortable living right at your fingertips! Don't miss out on your opportunity to own this incredible, ideally located condo that is perfect for students, downsizers, or new buyers looking to get into the housing market.



PROPERTY INFORMATION

Taxes:	\$1201.68 (2024)
Size:	824 sq ft as per MPAC
Legal Description:	UNIT 4, LEVEL 5, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 831, PART BLK A PLAN 66M1227 AS DESCRIBED IN SCHEDULE "A" OF DECLARATION D130997 SUBJ TO 5 YRS RIGHT OF ENTRY AS SET OUT IN TRANSFER D140132 SCARBOROUGH , CITY OF TORONTO
Parking:	Exclusive use (P21 Level B)
Locker:	Exclusive use (Unit 237 Level B)
Possession:	30-90 days
Heating/Cooling:	Forced Air, Central Air
Maintenance Fee:	\$794.30
Maint Fees Include:	Heat, Central Air, Hydro, Water, Parking, Locker, Common Elements, Building Insurance

Facilities:	Indoor pool, game room, party room, sauna, exercise room, resident parking and visitor parking, Tennis court, security guard
Inclusions:	Fridge (2024), stove (2024), range hood (2024),, all window coverings, washer, dryer electric light fixtures
Pet Policy:	No Pets Allowed
UPGRADES BY CURRENT HOMEOWNER INCLUDE:	<ul style="list-style-type: none">• Kitchen appliances: fridge, stove, range hood, Washer and Dryer (2024)• Interior painting throughout (2024)• Laminate Flooring throughout (2023)• Updated light fixtures (2024)• Updated Door and Cabinet Hardware (2024)• A/C valve with 5 year warranty (2023)

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.