

# Jill's TEAM

YOUR REAL ESTATE CONCIERGE 



INTRODUCING  
908-20 DEAN PARK ROAD

JILL  
FEWSTER-YAN  
BROKER

ERIN  
GREGORY  
BROKER

JENNIFER  
GIBSON  
SALES REPRESENTATIVE

LARRY  
YAN  
SALES REPRESENTATIVE

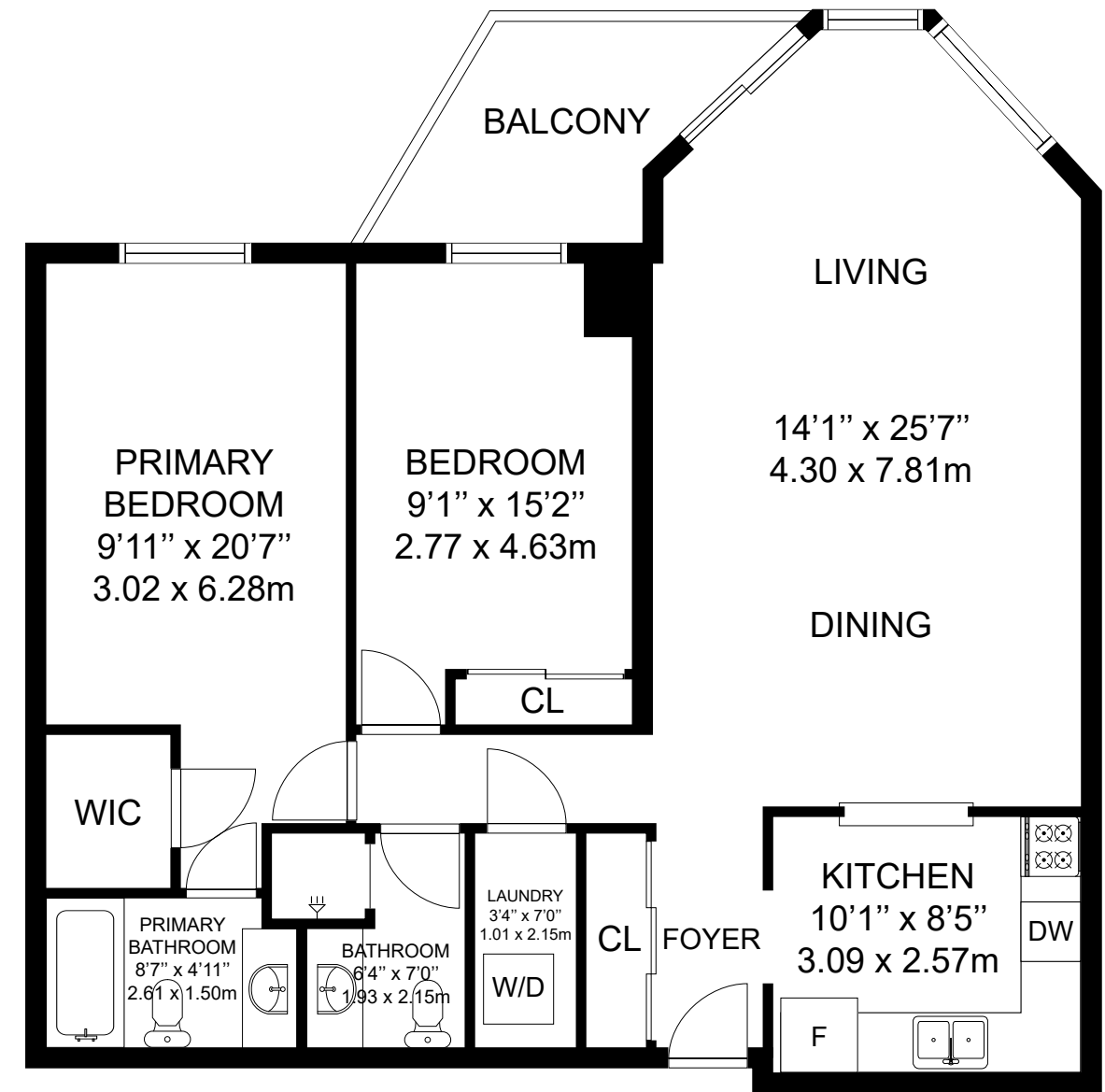
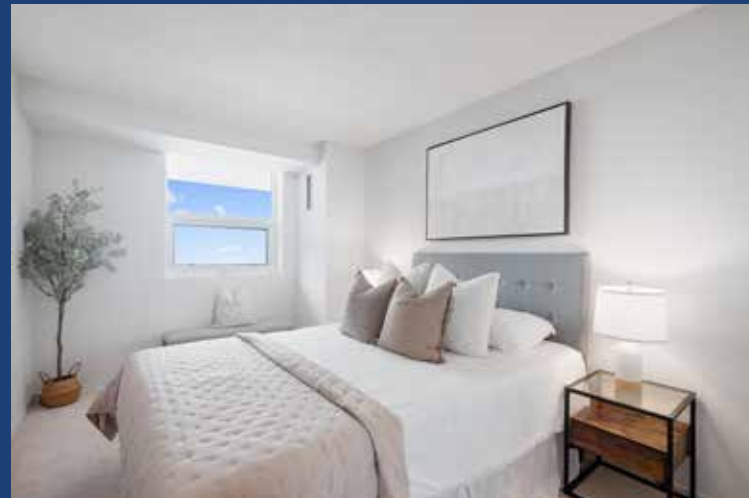
RICARDO  
AGBAY JR  
SALES REPRESENTATIVE

[20DeanPark908.com](http://20DeanPark908.com)



## ABOUT THE HOME

Welcome to unit 908 in this well-maintained, beautifully updated condominium building at 20 Dean Park Road. This large 2-bedroom, 2-bathroom unit boasts an impressive 1,140 square feet of living space! When you walk into this spacious unit, you will notice the huge wall to wall windows that allow plenty of natural sunlight to pour into the combined living and dining rooms and the sliding door to the east-facing balcony. Indoors, the combined living and dining area offers plenty of room for guests and family to gather, allowing you to keep in contact with everyone as you prepare meals. The beautifully updated kitchen includes all appliances and a handy pass-through window to the dining area. At the end of the day, retire to your large, primary bedroom with ample closet space and a 4-piece ensuite. This unit includes a second bedroom that could also function as a home office or den. With an additional 3-piece washroom, storage closet, ensuite laundry, and a tandem parking space that can fit two cars, you will have everything you need right at your fingertips. Residents of 20 Dean Park Road also enjoy plenty of amenities, including 24-hour security, an indoor pool, sauna, tennis court, exercise room and party room. This condo is move-in ready and will appeal to downsizers or younger buyers looking to enter the housing market.



## PROPERTY INFORMATION

<b>Size:</b>	1140 sq ft as per MPAC	<b>Pet Policy:</b>	No pets other than a cat, canary, budgie, service dog or tropical fish allowed
<b>Taxes:</b>	\$1487.80(2025)	<b>Facilities:</b>	Indoor pool, game room, party room, sauna, exercise room, resident parking and visitor parking, Tennis court, security guard
<b>Legal Description:</b>	UNIT 27, LEVEL 9, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 624, BLOCKS G, T, F AND V, PLAN 66M1657 AS DESCRIBED IN SCHEDULE 'A' OF DECLARATION B801969 SCARBOROUGH, CITY OF TORONTO	<b>Inclusions:</b>	Fridge (2025), stove, Built-in Dishwasher (2025), all window coverings, washer, dryer, electric light fixtures
<b>Parking:</b>	Owned (#436 Level A- Tandem)	<b>UPGRADES BY CURRENT HOMEOWNER INCLUDE:</b>	
<b>Locker:</b>	None	• Kitchen appliances: stainless steel fridge and dishwasher (2025)	
<b>Possession:</b>	30 – 90 days	• Interior painting throughout (2025)	
<b>Heating/Cooling:</b>	Forced Air, Central Air	• Updated light fixtures (2025)	
<b>Maintenance Fee:</b>	\$690.26/month	• Updated Door and Cabinet Hardware (2025)	
<b>Maint Fees Include:</b>	Heat, Central Air, Water, Parking, Common Elements, Building Insurance		

## ABOUT THE COMMUNITY

20 Dean Park Road is conveniently located just minutes from the 401 and public transit stops at Meadowvale Road. A handy convenience store, drug store, dry cleaners and eateries are right outside your door, attached to the condo building, and a large shopping area with a Walmart is just minutes away by car. Nature lovers will enjoy the proximity to the Toronto Zoo or a hike in the Rouge Valley, a leisurely bike ride away. Just pack your bags and get ready to enjoy this great opportunity to own a unique and ideally located unit – the perfect place to call home.

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.