



INTRODUCING
#930-125 OMNI DRIVE

JILL
FEWSTER-YAN
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

MICHELLE
TOON
BROKER

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

125Omni930.com



ABOUT THE HOME

Location is everything at Forest Mansion II! Ideally situated just steps from the Scarborough Town Centre, this spacious 2+1 bedroom, two-bathroom condo offers the perfect blend of space, convenience and city living. Step inside this 11 52 square foot condo and you'll immediately appreciate the generous living space, filled with natural light from large windows and showcasing spectacular city-centre views from every room. The spacious kitchen features a convenient eat-in area and a walkout to the balcony, creating the perfect spot to enjoy your morning coffee or take in the views. The primary bedroom offers two large closets and a private ensuite bathroom with both a tub and shower, while the versatile den can easily function as a third bedroom, home office or additional living space. Freshly painted throughout with updated light fixtures and convenient ensuite laundry, this home is move-in ready and waiting for you to make it your own. Forest Mansion II offers an impressive array of amenities designed to make everyday living easy and enjoyable, including a secure gatehouse, underground resident parking, ample complimentary visitor parking, guest suites, party room, indoor pool, sauna and theatre room. Everything you need for comfortable condo living is right here.



ABOUT THE COMMUNITY

Located directly across from Scarborough Town Centre, you'll have an incredible selection of shopping, restaurants, entertainment and everyday conveniences right at your doorstep. The University of Toronto Scarborough Campus and Centennial College are just a short drive or easy transit ride away, while the future Scarborough subway extension will bring even greater transit convenience to the area. For outdoor enthusiasts, Thompson Park and Birkdale Ravine are just moments away, offering beautiful green spaces and scenic walking and biking trails. The public library and YMCA are also within easy walking distance. With transit, shopping, dining, schools, recreation and nature all so close, you may find you rarely need the car. Whether you're a first-time buyer entering the market, a student looking for convenience and accessibility, or a downsizer seeking space and exceptional amenities, this is an opportunity to enjoy a wonderfully connected lifestyle in one of Scarborough's most convenient locations.



PROPERTY INFORMATION

Taxes:	\$2,428 (2025)
Legal Description:	Unit 3, Level 8, MTCC/1363
Parking:	Owned, 1 underground parking space Legal Description: Level B, Unit 1
Locker:	Owned Legal Description: Level A, Unit 2
Maintenance Fees:	\$1,291.51/mo
Includes:	Heat (Forced air gas furnace), central air-conditioning, hydro, water, parking, building insurance and common elements
Pets:	Restricted to domestic animals
Inclusions:	Existing fridge, stove & exhaust fan, dishwasher, clothes washer & dryer, all window coverings, electrical light fixtures, bathroom mirrors

- FACILITIES INCLUDE:**
- 24HR Gate House / Security
 - 24HR Superintendent
 - Party/Meeting Room
 - Exercise Room
 - Indoor Pool
 - Sauna
 - Theatre Room
 - Billiards
 - Library
 - Outdoor BBQ Area
 - Guest Suites
 - Above Ground Visitor Parking

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.