



FOR SALE

CONDO TOWNHOUSE

MLS# E13854392

# 90 Orchid Place Drive 304, Toronto, ON M1B 0C4

Malvern, Toronto · M1B 0C4

C\$ 574,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 1,100 | 1       | 6-10      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to TH304 - 90 Orchid Place Drive, offering 1,005 sq ft of sleek, modern living space. The main level features smooth ceilings, granite countertops, an undermount sink, and updated LED ceiling lights, plus a convenient main-floor powder room. Upstairs, the second-floor bathroom includes updated vanity lighting. Relax in the primary bedroom with a private balcony walkout, or host guests on your exclusive rooftop terrace. Complete with 1 underground parking space, 1 owned locker, and visitor parking, this turnkey home delivers effortless living. Enjoy unbeatable access to Highway 401, Scarborough Town Centre, Centennial College, UTSC, medical clinics, hospitals, groceries, and cafes. Ideal for end-users and investors alike, this property promises outstanding long-term value just minutes from the upcoming TTC Sheppard-McCowan subway extension.

### FEATURES

- ✓ Garage
- ✓ Library
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Park

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Condo Townhouse   |
| LISTING STATUS | For Sale          |
| STYLE          | Stacked Townhouse |
| PROPERTY TYPE  | Condo Townhouse   |
| AGE            | 6-10 years        |
| AREA RANGE     | 1000-1199 sqft    |
| PARKING        | 1 spaces          |
| ANNUAL TAX     | \$3,223           |
| POSTAL CODE    | M1B 0C4           |
| NEIGHBOURHOOD  | Malvern           |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                              |
|-----------------|-------|------------|-------------------------------------------------------|
| Living Room     | Main  | —          | Combined w/Dining, Laminate, Large Window             |
| Dining Room     | Main  | —          | Combined w/Living, Laminate, Large Window             |
| Kitchen         | Main  | —          | Granite Counters, Stainless Steel Appl, B/I Microwave |
| Primary Bedroom | Main  | —          | W/O To Balcony, Closet                                |
| Bedroom 2       | Main  | —          | Closet, Large Window                                  |
| Bathroom        | Main  | —          | 4 Pc Bath, Ceramic Floor, B/I Vanity                  |

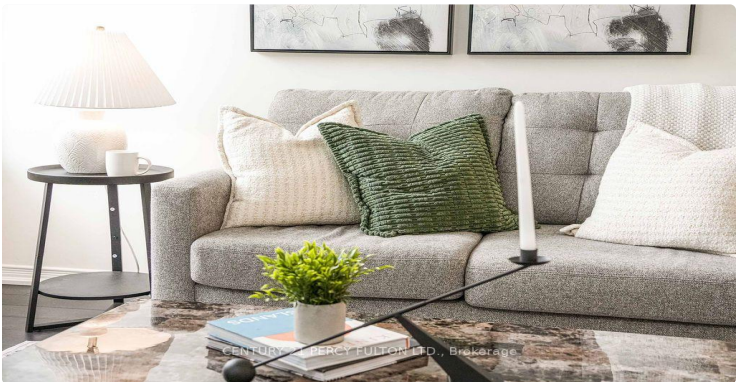
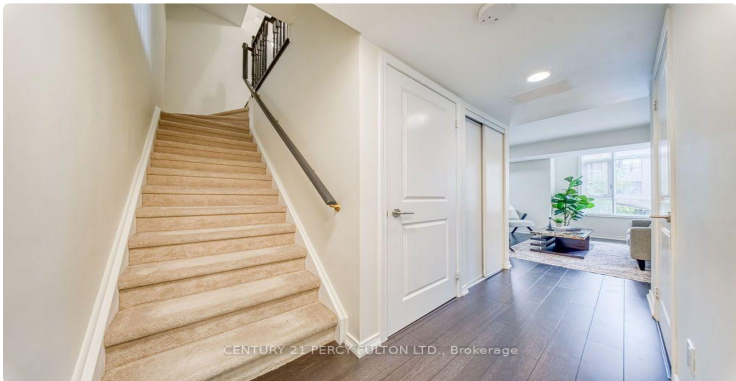
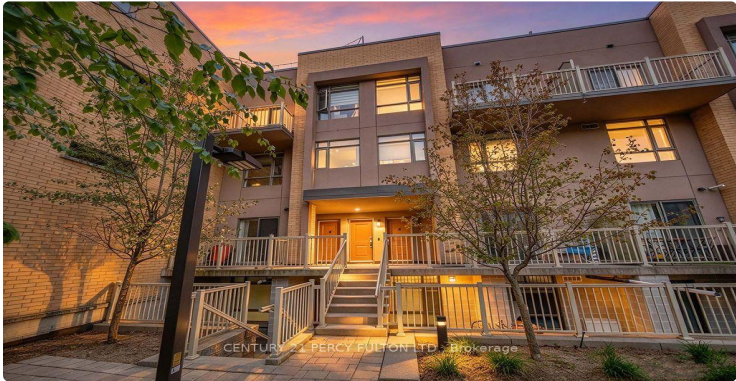
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TH304 - 90 ORCHID PLACE DRIVE 304, TORONTO, ONTARIO M1B 0C4

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| ROOM        | LEVEL | DIMENSIONS | FEATURES                 |
|-------------|-------|------------|--------------------------|
| Powder Room | Main  | —          | 2 Pc Bath, Ceramic Floor |
| —           | —     | —          | —                        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.