



RE/MAX EXCEL REALTY LTD. Brokerage

FOR SALE

CONDO APARTMENT

MLS# E14129148

# 300 Alton Towers Circle 1403, Toronto, ON M1V 4X9

Milliken, Toronto · M1V 4X9

C\$ 559,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A Rare Opportunity to Own This One of a Kind Unit! Spacious 1,278 Sq. Ft. Corner Suite Overlooking Milliken Park! Enjoy house-sized living in this sun-filled 2+1 bedroom, 2-bathroom residence, featuring panoramic, unobstructed sunset views directly over Milliken Park. One of the building's largest and most desirable layouts, this move-in-ready suite offers an exceptional combination of space, comfort, and value. The versatile den provides the perfect opportunity for a third bedroom, home office, or additional living space, making it an ideal choice for growing families, first-time buyers, or downsizers looking for room to spread out. The thoughtfully designed layout features durable laminate flooring, a spacious kitchen with a separate eat-in area, ample storage throughout, and convenient in-suite laundry. Both generously sized bedrooms enjoy direct walk-outs to a private balcony, allowing you to take in the beautiful park views and breathtaking sunsets. One underground parking space is included. Enjoy outstanding value with maintenance fees covering heat, central air conditioning, water, hydro, and cable TV, helping keep monthly expenses predictable. The well-managed building also offers 24-hour security and low property taxes. Unbeatable location just steps from Milliken Park, TTC, local schools, the library, shopping plazas, supermarkets, restaurants, and banks. Milliken GO Station and major highways are only minutes away, offering excellent connectivity for commuters. A rare opportunity to own a unique corner suite with spectacular park views, an incredibly versatile layout, and all-inclusive maintenance fees. Exceptional space, convenience, and value in a sought-after community!

### FEATURES

- ✓ Garage
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 1200-1399 sqft  |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$2,202         |
| POSTAL CODE    | M1V 4X9         |
| NEIGHBOURHOOD  | Milliken        |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                    |
|-------------|-------|------------|---------------------------------------------|
| Living Room | Flat  | —          | Laminate, Combined w/Dining, Overlooks Park |
| Dining Room | Flat  | —          | —                                           |
| Dining Room | Flat  | —          | Laminate, Combined w/Living, Overlooks Park |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                        |
|-----------------|-------|------------|-------------------------------------------------|
| Kitchen         | Flat  | —          | —                                               |
| Kitchen         | Flat  | —          | Ceramic Floor, Ceramic Backsplash, Large Window |
| Primary Bedroom | Flat  | —          | —                                               |
| Breakfast       | Flat  | —          | Ceramic Floor, W/O To Sunroom, North View       |
| —               | Flat  | —          | —                                               |
| Primary Bedroom | Flat  | —          | Laminate, 4 Pc Ensuite, W/O To Balcony          |
| Bedroom 2       | Flat  | —          | Laminate, Large Closet, W/O To Balcony          |
| Solarium        | Flat  | —          | Laminate, NW View, Sliding Doors                |

GALLERY





## LISTING AGENT

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