



REALTY GROUP

3 Concorde Pl, Unit #405, Toronto ON, M3C 3K7

What Mom treasured most about her home

Highgate at Concorde. It's where mom lived for the last 22 years. Her unit was the largest in the complex at 2,260 sq ft. Two bedrooms, each with their own ensuite, a large versatile den - it was the palace fit for the queen that she was.

Mom loved her morning walks along the East Don River trails just steps from her front door. She'd bird watch or marvel at the salmon run. Her favourite spot - her balcony overlooking the ravine. It was created for morning coffee and nighttime tea.

Living here felt like a permanent vacation with resort-style amenities at her doorstep. The community-led programs and competitions kept her active and connected. The all-inclusive maintenance fees were a huge plus, covering everything she needed and giving her a great sense of security.

For anyone living here, there's also the convenience of Tim Hortons, a pharmacy and grocery store, right next door. Just ahead, there's the Aga Khan Centre, Japanese Cultural Centre, Super Centre, and the Shops at Don Mills. And 15-minutes down the road - you're downtown via the DVP and five minutes from the 401 made commuting a breeze.

Highgate at Concorde was her palace. Let's now make it yours.

Highgate at Concorde Amenities:

- Indoor Swimming Pool
- Whirlpool
- Sauna
- 2 indoor multi-purpose Courts (squash, badminton, pickleball and table tennis)
- Fitness Room
- Billiards Room
- Hobby Room
- Well-appointed Library
- Meeting Room
- Party Room
- 2 outdoor Tennis/Pickleball Courts
- 9-hole Putting Green
- Community BBQs with Patio

Extras at Highgate:

- Access to Charles Sauriol Conservation Reserve Trail (immediately beside Highgate property): ideal for walking, hiking, bike riding, and dog walking
- Community-led activities/classes: aquafit, tennis, tai chi, yoga, painting, exercise, billiards, golf, putting competitions, badminton, pickleball, bridge, and coffee klatch

- Committees available: finance, social, recreation & sports, physical resources, house, grounds, safety & security, and waste management & recycling
- Pet Policy: One dog and two cats are permitted per unit. No size restriction on dogs.
- Non-Smoking Property

Included with Property:

- Appliances in “as-is” condition: Refrigerator, Stove, Exhaust Fan, Dishwasher, Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- 2 Underground Parking Spaces:
 - Level C (CU), Unit 12 – Deeded, and can have car-charger installed
 - Level B (B2), Unit 27 – Exclusive Use
- Storage Locker (Level B, Unit LRT 063)

Excluded from the Property:

- All furniture, accessories and décor related to staging

Included with Monthly Maintenance Fees:

- \$2,158.75 + HST covers: Hydro, Water, Heat, Air Conditioning, Cable, Internet, Building Insurance, Common Elements, Parking, Storage Locker, Concierge/Security, In-Unit Security Pad.

Neighbourhood Highlights:

- Transit: Closest street-level transit stop is at Corcorde Pl Gate (south side) – approx. 400m; closest subway station is Warden Station – approx. 4.4kms
- Restaurants and Cafes: Numerous but our favourites are at The Shops at Don Mills
- Conveniences: Tim Horton’s, pharmacy, grocery, dry cleaners and hair salon are all next door; Super Centre at Eglinton & Don Mills
- Recreation: Lots of Parks & Trails (Charles Sauriol Conservation Area, Moccasin Trail Park, Greenbelt Park, Wigmore Park); Lots to Do (Walk, Bike & Trail systems, Playgrounds, Sports Field, Basketball Courts, Baseball Diamonds, and Flemingdon Park Golf Club); Areas to explore (massive Don River Trail and Conversation area)
- Schools: ÉÉ Jeanne-Lajoie (P-French), Don Mills Middle School (P), Gateway Public School (P), Valley Park Middle School(P), Don Mills Collegiate Institute(P-High School), Marc Garneau Collegiate Institute (P- High School), ÉS Étienne-Brûlé(P-French Middle & High School), St. John XXIII Catholic School (Catholic Elementary), ÉÉC Sainte-Madeleine (Catholic French Elementary), Our Lady of Wisdom Catholic School (Catholic English & French Immersion Elementary), ÉSC Monseigneur-de-Charbonnel (Catholic French Middle & High School); NEARBY: Broadlands Public School (P-French Immersion), Senator O'Connor College School (Catholic High School); PRIVATE: Hawthorn School for Girls, Northmount School, Seerah Mission School, Seneca Hill Private School