

# 797 DON MILLS ROAD SUITE 803

1+1 BEDROOMS

865 SQFT AS PER MPAC

2 BATHROOMS

CONDO

Listed by  
*Kristin Shensel, Sales Representative*





## LIVING LARGE AT TRIBECA LOFTS!

Shoebbox lovers need not apply – you can't miss this positively palatial 1+1 loft that measure in at 865 sqft! Featuring 10ft ceilings with panoramic Toronto skyline views from the floor to ceiling windows – this space could be yours for far less than you'd pay anywhere else. Add open concept living at its finest with a cook's kitchen with breakfast bar and stainless steel appliances, a huge master suite, 2 full bathrooms and a den big enough to be an extra bedroom.

This loft building, located at Don Mills and Eglinton East, offers easy highway access (DVP, 401, 404), TTC at your doorstep and lots of amenities a short walk away – SuperCentre, Shops at Don Mills, Science Centre, Sunnybrook, Don Valley trails and parks.

Converted in 2001, the building ticks off the greatest hits of amenities too: gym/exercise room, party room, visitor parking, and meeting/function room. There is also a concierge on site and secure entry system. There's all this, but the most impressive part is the price. If you thought you'd never be able to afford this much space in Toronto, think again.

### WE CAN'T GET ENOUGH OF THE

1. It is 865 sq.ft. in Toronto & it's affordable! With 10ft ceilings!
2. Great Toronto skyline views
3. Open kitchen with breakfast bar & top of the line stainless steel appliances
4. Den can easily be converted to a 2nd bedroom
5. Huge master suite with double closets and private en-suite

### ABOUT THE BUILDING | TRIBECA

This converted office building at 797 Don Mills Road was designed by internationally-renowned commercial architects in 2001. There are 175 condo units over 17 floors.

The high ceilings, a feature that stayed from the previous use, makes the units seem spacious and airy. More space for low prices is the big win here. In fact, it's one of the best conversion deals in Toronto. There is a condo feel to the spaces, but they do have authenticity that other buildings lack. Floor plans are generally room with big windows and solid views.

Included amenities like a gym/exercise room, party room, visitor parking, and meeting/function room. There is also a security guard on site and secure entry system.

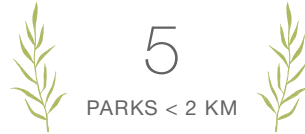
[797DonMillsRd-803.com](http://797DonMillsRd-803.com)

# FLEMINGDON PARK

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM

GREEN SCENE



BUS LINES < 1 KM

COMMUTE



LOCATIONS < 2 KM

CAR SHARE



FIDO FACTOR

2 < 2 KM

GROCERY STORE



28

CAFÉS < 2 KM



JAVA JOLT

10

TIM HORTONS < 2 KM



MAKING THE GRADE

RIPPLETON PS  
DON MILLS MS  
MARC GARNEAU CI  
NORTHERN SS



39+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the  
**BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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