

Proudly Presenting



3303 Don Mills Road #907

Prestigious and Desirable Skymark 1 by Tridel.

Absolutely a showstopper! Stunning and spacious condo unit that feels like home. Thousands spent on upgrades in 2016. New windows and balcony (2022-2023). All Inclusive utility. South-west corner suite. Walk-out to balcony with a sunny, unobstructed, panoramic view overlooking the Toronto Skyline and CN Tower. Custom-designed kitchen, engineered hardwood floors, ensuite laundry and locker. A gated community with a must-see recreational facility! 5-star amenities including indoor/outdoor pools, gym, tennis/squash courts, basketball court, table tennis, card room, billiard, golf, study room and party/meeting room. 24-hour gatehouse security. The building includes large, beautiful gardens with a waterfall, lounge area plus ample visitor parking. Short distance to Seneca College, shopping plaza, hospital, banks and restaurants. Easy access to parks, DVP/404, 401 and 407. This lovely 2-bedroom suite has an exceptionally large breakfast area leading to a walk-out balcony.

SEE INSIDE FOR THE LONG LIST OF AMENITIES

PLUS ROGERS UPGRADED SERVICE PACKAGE INFORMATION.

Offered at \$748,888



Ecko Jay · Broker of Record

416-445-8858 • eckojay@eckojay.com • www.eckojay.com

Your Neighbourhood Realtor With A Proven Track Record!

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Foyer	10'-6" x 6'-0"	<ul style="list-style-type: none">• Ceramic tile floor• Mirrored accent walls• Crown moulding
Living Room	29'-8" x 10'-7"	<ul style="list-style-type: none">• Walk-out to solarium with gorgeous unobstructed south view• Open concept• Engineered hardwood floor• Pot lights• Recessed lighting• Mirrored accent wall
Sitting Area		<ul style="list-style-type: none">• Engineered hardwood floor• Pot lights• Open concept• Recessed lighting• Mirrored accent wall
Dining Room	16'-2" x 10'-7"	<ul style="list-style-type: none">• Walk-out to solarium• Engineered hardwood floor• Pot lights• Open concept• Recessed lighting
Kitchen	13'-11" x 8'-4"	<ul style="list-style-type: none">• Renovated 2016• Family-size• Large granite counters• Ceramic tile floor• Subway tile backsplash• Ample cabinet and counter space• Pot lights
Breakfast Area	14'-11" x 10'-5"	<ul style="list-style-type: none">• Walk-out to balcony with gorgeous, unobstructed, panoramic view, awesome city lights view and view of the CN Tower on a clear day.• Mirrored double closet• Mirrored accent wall• Ceramic tile floor• Sliding glass door to balcony

See Virtual Tour: www.3303donmills907.com

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Master Bedroom	16'-9" x 11'-3"	<ul style="list-style-type: none">• Spellbinding panoramic view• Walk-in closet• Linen closet• Engineered hardwood floor• Sliding glass door to 2nd Bedroom
Master Ensuite	1 x 3 piece	<ul style="list-style-type: none">• Updated• Glass enclosed shower stall with rain shower, ceramic tile floor and ceramic tile surround.
2nd Bedroom	21'-5" x 10'-1"	<ul style="list-style-type: none">• Engineered hardwood floor• Unobstructed West view
Washroom	1 x 4 piece	<ul style="list-style-type: none">• Updated• Walk-in bath tub
Laundry Area		<ul style="list-style-type: none">• Built-in shelves• Enclosed by mirrored doors

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~ In Your Neighbourhood ~

Seneca College
Seneca Hill Park
Skymark Park
Seneca Hill Tennis Club
Skymark Place Shopping Centre
Rexall
CF Fairview Mall
VIP Cineplex movie theatre
No Frills Grocery Store
Steps to Don Mills and/or Finch TTC routes
DVP and Highways 401/404/407

~ Building Amenities ~

Gatehouse
Exercise room
Recreation room
Indoor and outdoor pools
Gym
Sauna
Tennis/Squash courts
Basketball court
Table tennis
Card room
Billiard
Golf
Study room/library and party/meeting room
24-Hour security
Large, beautiful gardens with a
waterfall and lounge area
Ample visitor parking

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~ Inclusions ~

Whirlpool fridge
Allure hood
Kenmore stove
Maytag washer
Maytag dryer
Window coverings
Built-ins
Electric light fixtures
Central air conditioner
1 Parking space
2 Garage door openers (fobs)

~ Included in Maintenance Fees~

Air Conditioning
Common Elements
Building Insurance
Heat
Water
Hydro
Rogers Ignite
(see information provided)

~ Amenities ~

Close to Seneca Hill Public School, Don Valley Middle School, good private schools and Seneca College. Short distance to all amenities, Skymark Place Shopping Centre, Seneca Village Community Centre, hospital, banks, restaurants and TTC. Easy access to parks and Seneca Hill Tennis Club.
Direct bus to subway and to Danforth.
Minutes to CF Fairview Mall,
DVP, 404 and 407.

Taxes: \$ 2,306.07/ 2022

Heating: Forced Air /Central Air

Maintenance: \$1,311.08/month

Possession: 30-60 Days/To Be Arranged

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Skymark I

Attention to All Residents

ROGERS AGREEMENT SERVICES UPGRADE FIBER CONNECTED "IGNITE PACKAGE"

Your Board of Directors are pleased to announce the Upgrade in the Rogers "Bulk Agreement" to IGNITE via the Fiber Optic connection.

Residents will be able to start calling from August 19th, 2023 to request that a technician come to install the new equipment, show you how to use it, and will take away the old equipment

THE IGNITE PACKAGE Includes the Following:

CABLE SERVICES & EQUIPMENT

Service: Ignite Bulk VIP Channel including Crave TV and STARZ

Equipment: Suite occupant is entitled to three(3) Ignite Entertainment Boxes

INTERNET SERVICES

Rogers Ignite Gigabit -High-Speed Internet including Rogers Ignite modem
Download - Up to 1 Gbps, Upload - Up to 30 Mbps, Unlimited usage

TELEPHONE SERVICES

Ignite Home Phone Service with International Plus Long Distance with seven (7) available Calling Features as selected by the individual Resident.

- Call Display / Call Waiting / Call Return / Call Transfer / Home & Away OnLine-Manager / Home & Away Voicemail / Three-way calling
- International Plus Long Distance (unlimited Canada and US calling, plus 930 monthly minutes to top 10 countries.

List of eligible countries include: Australia, China (except Hong Kong), Germany, India, Ireland, Italy, Pakistan, Poland, Portugal, United Kingdom (UK). Eligible countries subject to change. Overage rates are as follows: China - \$0.01 per minute, India - \$0.07 per minute, Pakistan - \$0.07 per minute, Poland - \$0.03 per minute, UK - \$0.02 per minute.

When you call Rogers, **1-855-759-5856**, select Option **1** to Active Services.

- Provide the Rogers Agent with your full address and unit number.
- They will confirm your name and account.
- You may be asked to provide ID to verify and update your account.
- Make sure you have your email address handy
- **"Ask for "Technician Installation"**

Continued Overleaf >>

SCHEDULE 'C' pg 2

Request the following bulk package:

1. Ignite Bulk VIP
 2. Crave and Starz
 3. 3 TV boxes (3 are included)
 4. 1 Gigabit internet (WiFi Modem)
 5. International Plus Long-Distance phone package (If applicable)
- If you have any issues with the agent while on the call, ask to speak to a manager/supervisor on duty to escalate your issue.

* Regardless always take down your call reference number for follow-ups

PLEASE NOTE the following regarding the HOME PHONE (For those that have or want to include the ROGERS Landline)

- Although the Home Phone forms part of the IGNITE Package via the Fiber Optic installation, it must be plugged into the modem directly, **therefore, a wireless phone system with at least 2 charging bases will be required** (The main base is connected to the modem), Otherwise, the installer would have to run a line from the modem to the phone or the nearest phone socket which may have complications. **NOTE: Please insure to inform and provide the installer with your phone system, so that the installer can set it up, or run any possibility of Lines if absolutely required.**
- **ALSO:** The Home Phone now comes with the 7 call features included, if you are currently paying for more features, you must mention it to ensure that you will no longer be charged for the added features.

IMPORTANT – PLEASE READ:

ROGERS will not be charging any service calls for the Technician to come to set up the IGNITE Package, as long as the appointments are made prior to the Free Technician Installation cut off time of September 19 to have the technician come before the end of November 2023.

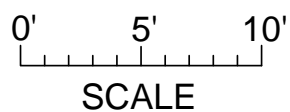
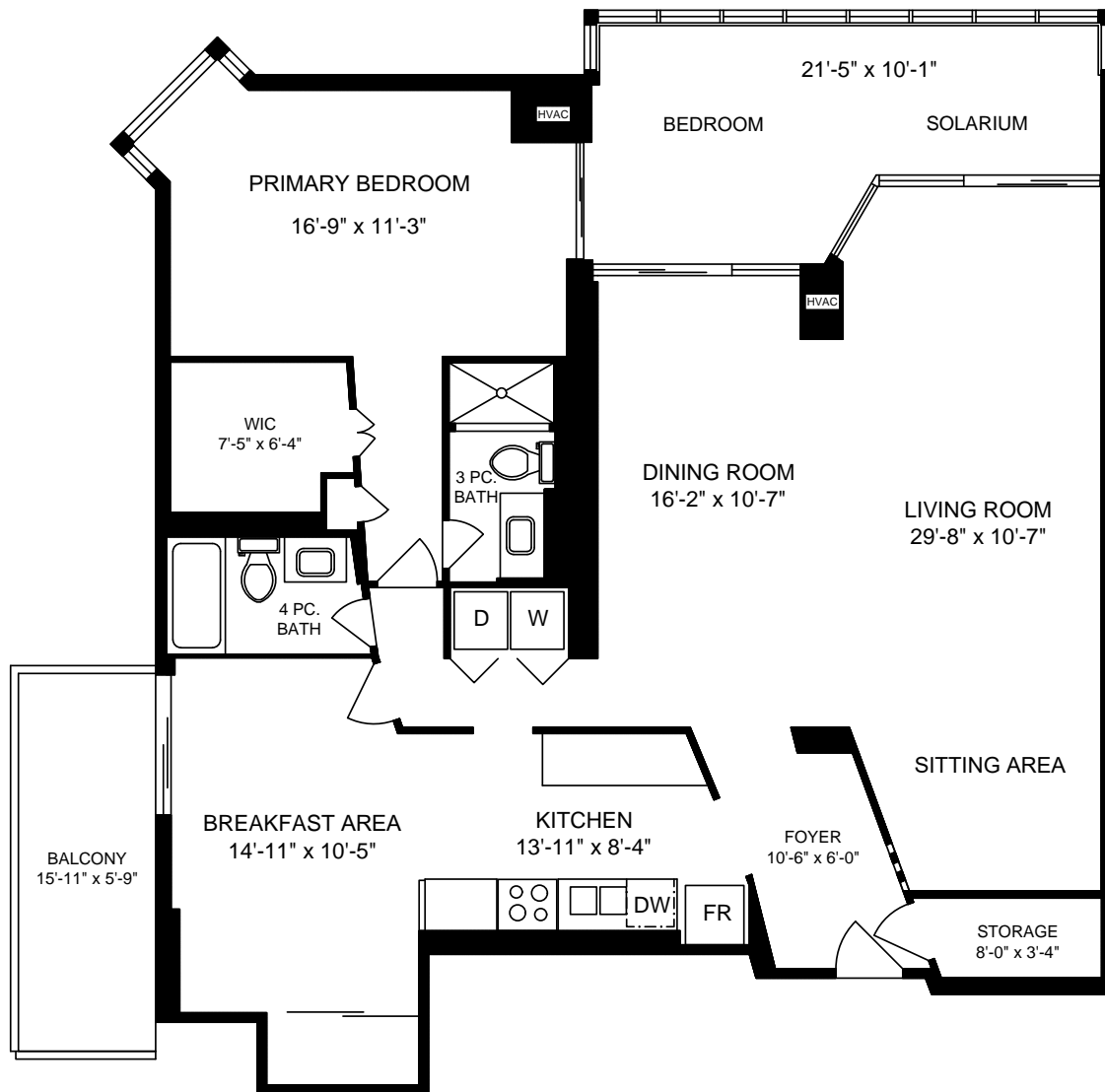
The Bulk agreement services are included in your Maintenance Fees, but you are solely responsible for the equipment that is not transferable to anyone else, and to which you can be charged for whatever old or new equipment is not returned, if and when you move out as an owner or tenant.

You can call the Management office at 416 494 7408 for any clarifications required.

SKYMARK 1 MANAGEMENT

3303 Don Mills Road #907

SUITE 907
1633 SQ. FT.



907-3303 DON MILLS RD		
OCT 28, 2023		
PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	BALCONY
SUITE 907	1633	91

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THANK YOU

... for taking the time to consider this property.
I will be more than happy to answer any questions you might
have regarding this property or any other properties
in this neighbourhood.

What is your house worth?

Call us for a free market evaluation at no obligation to you.



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HAVE A NICE DAY!

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