

The King's Mill at Backyard Condos



Quick Facts

Developer: VANDYK Group of Companies

Address: 15 Neighbourhood Lane, Etobicoke

Nearest Intersection: Parklawn Rd & The Queensway

Pricing: Starting From The Mid-To-High \$300's

Occupancy: September 2023

Storeys/Suites: 10 Storeys / 234 Suites

Suite Types: Studio Bedroom – Three Bedroom Suites

Suite Sizes: 461 sq ft – 1,170 sq ft



THE
KING'S MILL

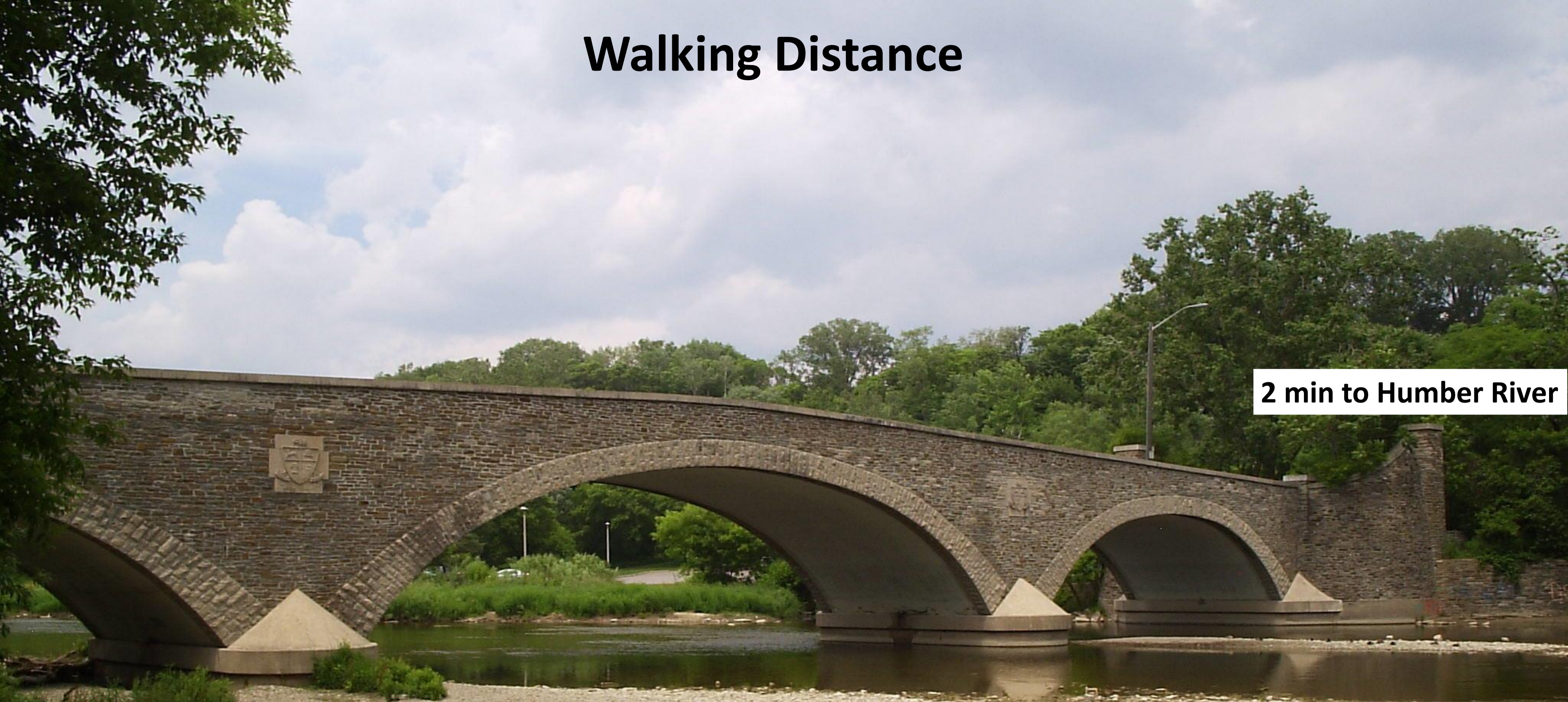


AT BACKYARD CONDOS



The perfect neighbourhood condo, The King's Mill is close to the waterfront, downtown and the QEW – making connected living easy and convenient for shopping, dining, entertainment and adventure! Everything's just minutes away, right here in your own backyard. Pricing Starting From The Mid-\$300's!

Walking Distance



2 min to Humber River



5 min to Kings Mill Park



15 min to Old Mill Station



5 min to Humber Yacht Club



HUMBER

**20 Minutes by TTC to Humber College – Lakeshore Campus
that is home to more than 10,600 full-time students !!!**





**GEORGE
BROWN**
COLLEGE

35 Minutes by TTC to George Brown College – that is home to more than 25,000 full-time students !!!

CF Sherway Gardens

Minutes to ALL of your shopping needs at Sherway Gardens featuring over 190 top retailers and restaurants!

CF
Sherway Gardens

HARRY ROSEN

SPORTING LIFE

GOURMET
FARE



REASONS TO BUY



MASTER-PLANNED COMMUNITY

King's Mill is a master-planned community that includes an 8-storey and 10-storey building along with a new community centre and public park. Residents can expect the park to include a water feature with LED lights, interactive play stations for kids and a sun shade structure. Residents will enjoy the courtyard in the middle of the development that will have pedestrian friendly walkways to get from one building to the next, a landscaped green space and a tree lined boulevard to add to the green elements.



EXPERIENCE SOUTH-ETOBICOKE

South Etobicoke is filled with many local amenities that residents will enjoy right in their own backyard. Humber Bay Shores is only 4 kilometres away and will give residents the opportunity to kayak, paddle board, sail or canoe on the river. The Etobicoke Yacht Club and Mimico Cruise Club are nearby as well. The Old Mill bridge is a great spot for hikers and nature lovers. The bridge is a heritage landmark built in 1916, it displays rustic stones and shows off the rich history in the neighbourhood.



OUTSTANDING LOCATION

This area offers many shops, boutiques, salons, dining options, cafes, bars and grocery stores within walking distance. This site is close to the Gardiner Expressway and can get commuters to the downtown core in a quick 20 minutes. Additionally, highway 427 and the QEW are nearby, allowing drivers to get in and out of the city quickly and efficiently. Mimico GO Station is a quick 8 minute drive away and will take residents to Union Station in 15 minutes. To add to this quick service, Metrolinx recently announced that they will be adding a new Park Lawn GO Station, this proposed station will lie between Humber Bay and Mimico, taking commuters to the downtown core even quicker.



LOCAL GUIDE

PARKS + RECREATION

1. Humber Bay Arch Bridge
2. Humber Bay Park West (Farmers Market)
3. Humber Bay Butterfly Habitat
4. Mimico Cruising Club
5. Etobicoke Yacht Club
6. Mimico Waterfront Park
7. Lakeshore Yacht Club
8. Colonel Sam Smith Dog Park
9. Lakefront Promenade Park
10. Cineplex Cinemas Queensway & VIP
11. Bowlerama West
12. Lambton Golf & Country Club
13. Humber Marshes Park
14. Toronto Humber Yacht Club
15. Historic Old Mill Bridge
16. Etienne Brule Park
17. Humber Cinemas
18. High Park Zoo
19. Gus Ryder Sunnyside Swimming Pool

RESTAURANTS + GROCERY

20. Sobey's
21. LCBO
22. Rocco's Plum Tomato Trattoria
23. Avenue Cafe & Bistro
24. Starbucks
25. Tom's Dairy Freeze
26. Grappa Ristorante
27. AG Macarons
28. Costco
29. Bua Thai
30. Sushi Kaji
31. Il Paesano Pizzeria
32. The Keg
33. JOEY
34. Jack Astors
35. Red Lobster
36. Black Angus Steakhouse
37. Crooked Cue
38. La Veranda Osteria

SHOPS + SERVICES

39. Bloor West Village
40. Roncesvalles Village
41. St. Joseph's Health Care
42. Lakeside Medical Walk-In Clinic
43. Park Lawn Dental
44. South Etobicoke Animal Hospital
45. IKEA
46. Sherway Gardens
47. Cloverdale Mall

SCHOOLS

48. Park Lawn Junior Middle School
49. Etienne Brule Junior School
50. St. Mark Catholic School
51. Bishop Allen Academy
52. Etobicoke School of the Arts
53. Humber College
54. Father John Redmond Secondary School



LOCATION



416.832.8343
 INFO@NEWGTACONDOS.COM

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 CONDOS.com**

FIRST ACCESS TO TORONTO
 PRE-CONSTRUCTION
 CONDOS

Artist's concept. Map not to scale.