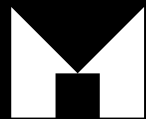


ASSIGNMENT SALE

TH-10 End - The Orion,
Tapscott Rd
Toronto



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SAM McDADI
REAL ESTATE BROKERAGE



*Images are for illustrative purposes only. Photos of actual unit not yet available.

WELCOME

Presto Modern Towns by Ambria Homes presents a unique opportunity to own a stylish condo stacked townhouse in bustling Scarborough. This upgraded end unit, located at Tapscott Road, offers the TH-10 End Orion model with Elevation B, featuring 794 sq ft of well-designed living space and an additional 77 sq ft balcony. The unit includes 2 bedrooms, 1 bathroom, 1 parking spot, and bike storage, making it an excellent choice for urban living.

Situated in a vibrant area of Toronto, Presto Modern Towns provides residents with convenient access to local amenities, parks, shopping centres, and public transportation. The project is designed with modern finishes and a thoughtful layout, ensuring a comfortable and functional living environment. Don't miss out on this exciting opportunity - contact us today to learn more about Presto Modern Towns.

Closing/Occupancy: Dec 19, 2024



*Images are for illustrative purposes only

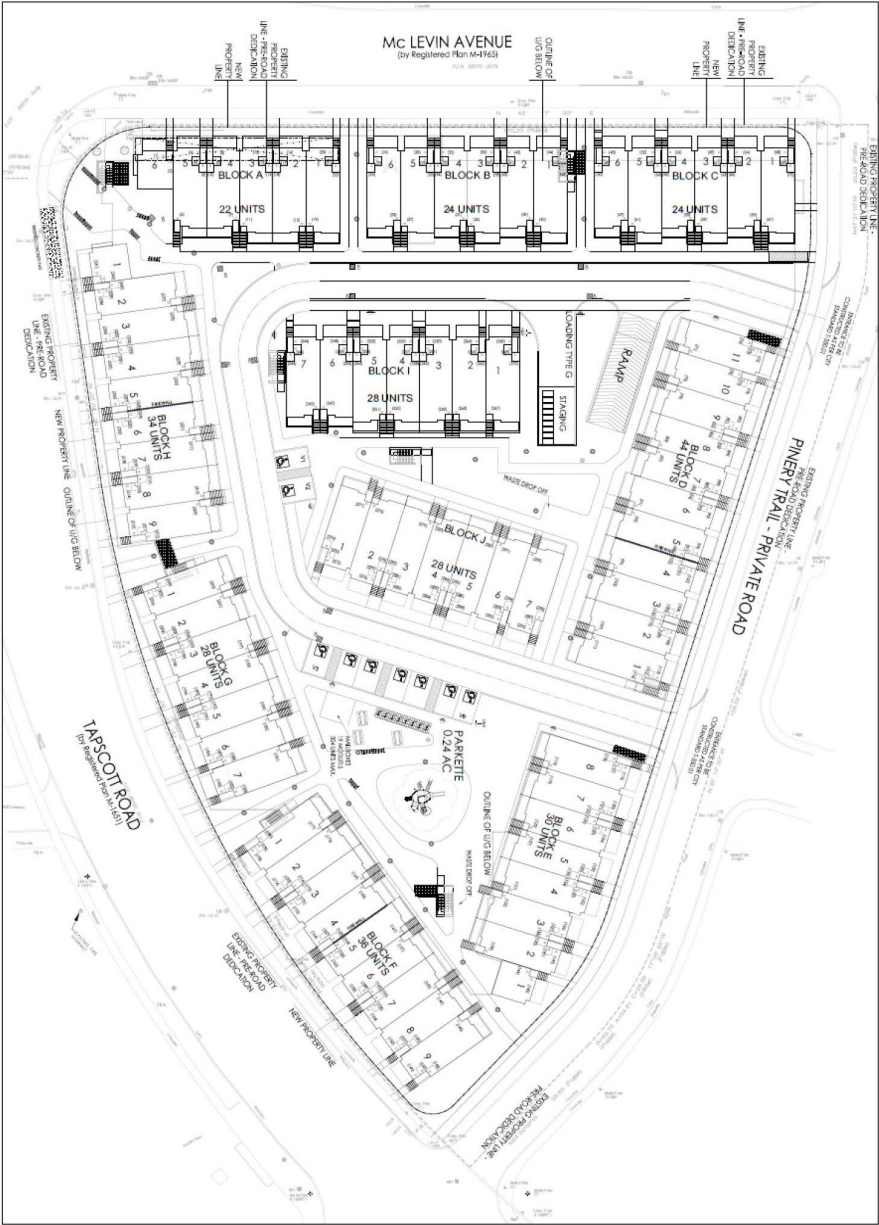


*Images are for illustrative purposes only



*Images are for illustrative purposes only

SITE PLAN

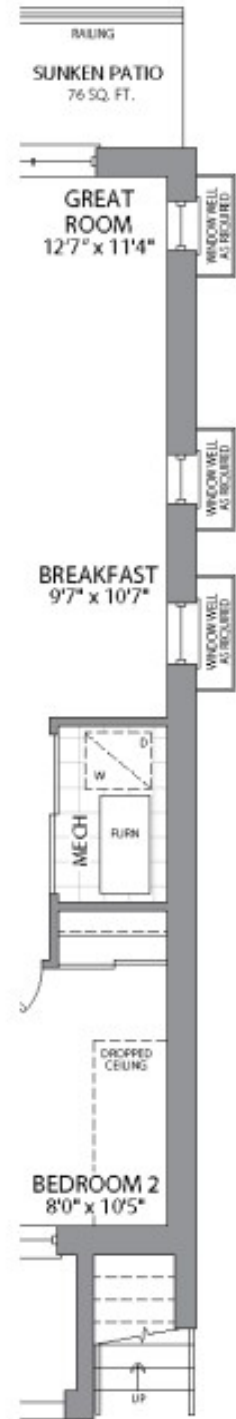


FLOOR PLAN

- 871 sq ft w/ balcony
- 2 Beds
- 1 Bath
- 1 Parking
- Bike Storage



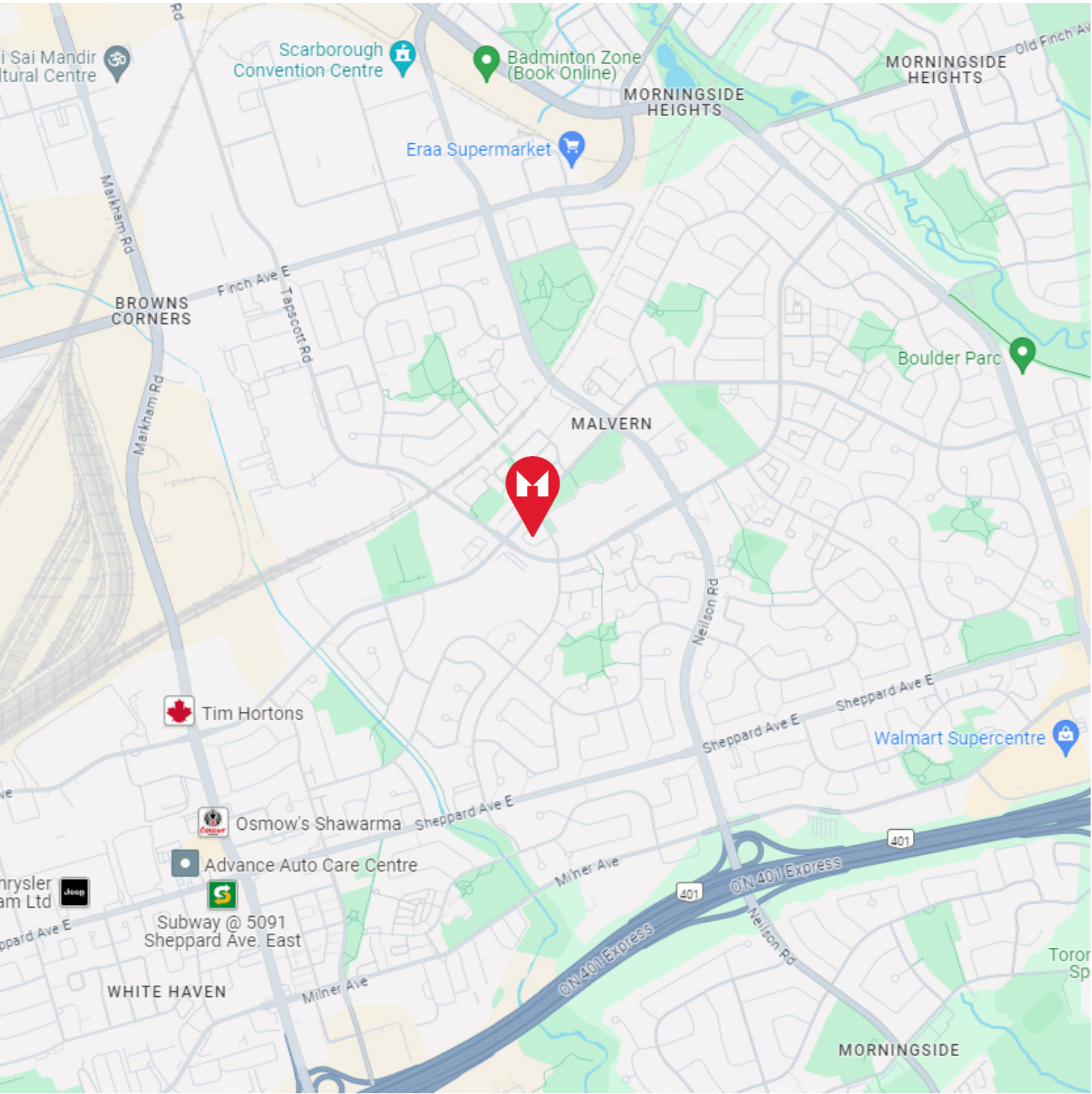
LOWER FLOOR
ELEVATION A & B



LOWER FLOOR
ELEVATION A & B
END CONDITION



LOWER FLOOR
ELEVATION A & B
END UPGRADE



Schools

- Tom Longboat Jr Public School**
37 Crow Trail, Scarborough
- Berner Trail Junior Public School**
120 Berner Trail, Scarborough
- Centennial College**
941 Progress Ave, Scarborough
- Malvern Montessori School**
10 Sewells Rd, Scarborough
- Dr Marion Hilliard Senior Public School**
280 Washburn Way, Scarborough
- University of Toronto Scarborough**
1265 Military Trail, Scarborough

Amenities

- RBC Royal Bank**
5125 Sheppard Ave E, Scarborough
- Cedar Brae Golf Club**
55 Mac Frost Way, Scarborough
- LCBO**
785 Milner Ave, Scarborough
- TD Canada Trust**
49 Lapsley Rd, Scarborough
- Planet Fitness**
31 Tapscott Rd, Toronto
- Starbucks**
43 Milner Ave, Scarborough
- Petro-Canada Gas Station**
5110 Sheppard Ave E, Scarborough
- Berner Trail Community Centre**
120 Berner Trail, Scarborough
- Milliken GO**
39 Redlea Ave, Toronto
- No Frills**
360 McLevin Ave, Toronto
- Shoppers Drug Mart**
1780 Markham Rd A, Scarborough
- Toronto Zoo**
2000 Meadowvale Rd, Toronto
- Walmart Supercentre**
799 Milner Ave, Scarborough
- Scarborough General Hospital**
3050 Lawrence Ave E, Scarborough
- Major Abbas Ali Park**
180 McLevin Ave, Scarborough

Thank you for visiting

For more photos visit: listings.mcdadi.com

All information displayed within this catalogue is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

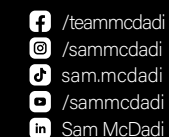


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



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of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



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Oakville 78 Lakeshore Rd W.	905 845 1500
Toronto 3311 Yonge St	416 544 1500
Burlington 3-4130 Fairview Street	905 333 1100
Hamilton 110-442 Millen Rd	905 664 5100