

ASSIGNMENT SALE

TH-10 - The Ariel, 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 prime opportunity to own a contemporary condo stacked townhouse in Toronto. This spacious TH-10 Ariel model, Elevation B, offers 1,282 sq ft of well-designed living space, including 2 bedrooms, 2 bathrooms, and 1 parking spot. A standout feature is the private rooftop terrace, perfect for outdoor relaxation. Bike storage is also included, catering to modern urban needs.

Located in a rapidly growing area of Scarborough, Presto Modern Towns provides convenient access to an array of local amenities, shopping centres, parks, and public transit. With modern finishes and a functional layout, this townhome is an excellent choice for those seeking a blend of style and convenience in Toronto. Reach out today to discover more about this exceptional opportunity at Presto Modern Towns.

Closing/Occupancy: Dec 19, 2024



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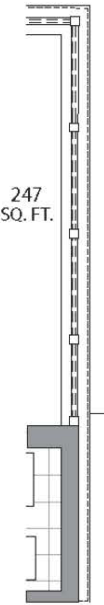
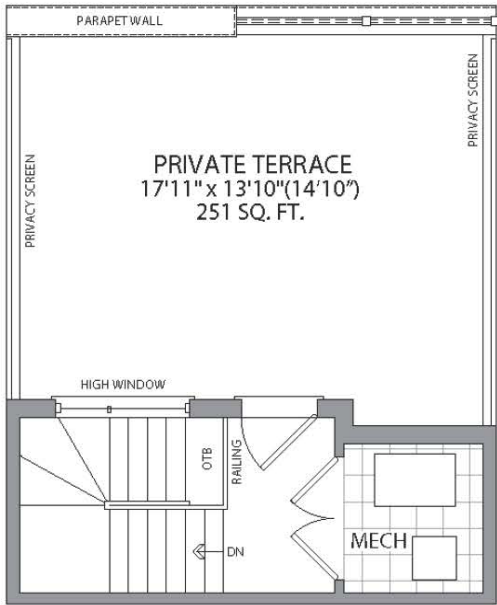
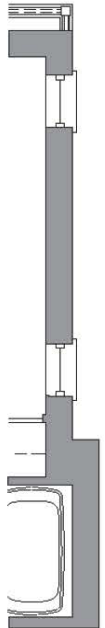
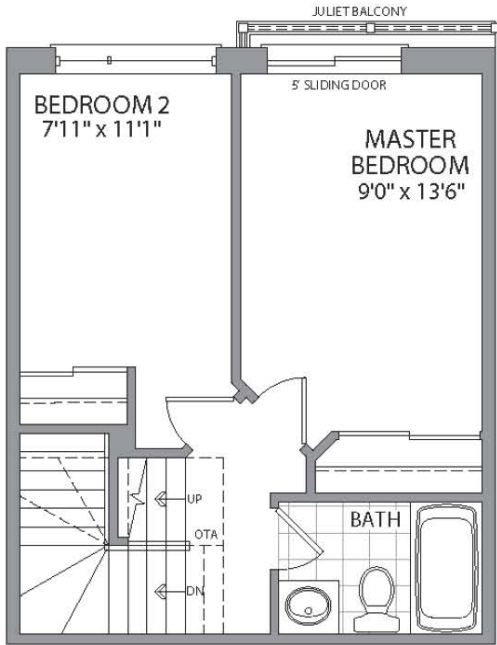
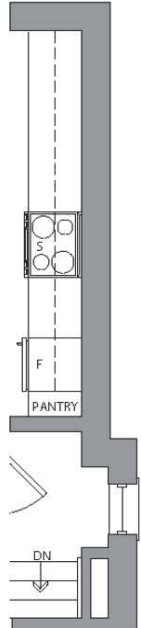
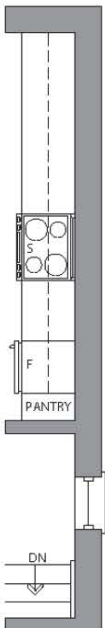
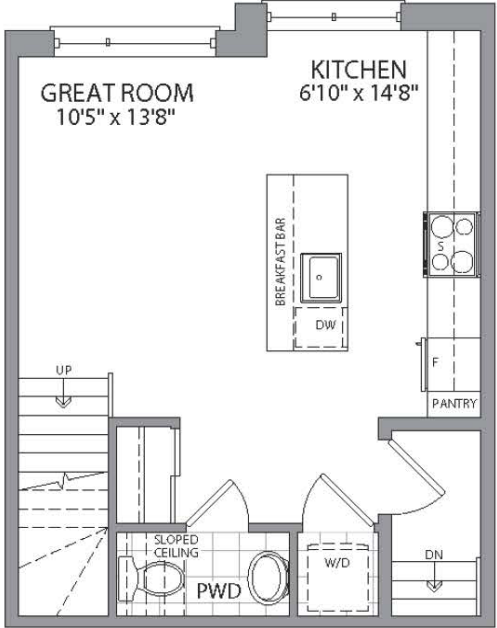
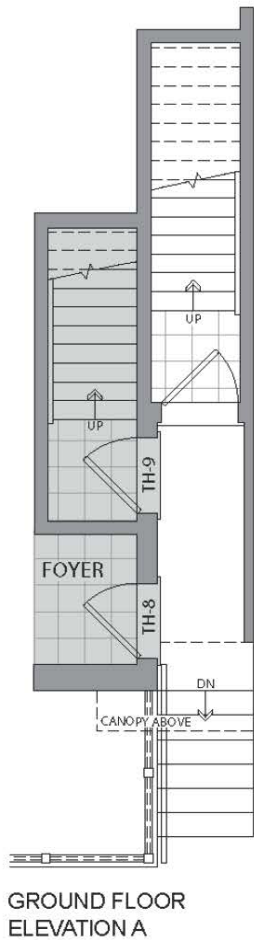
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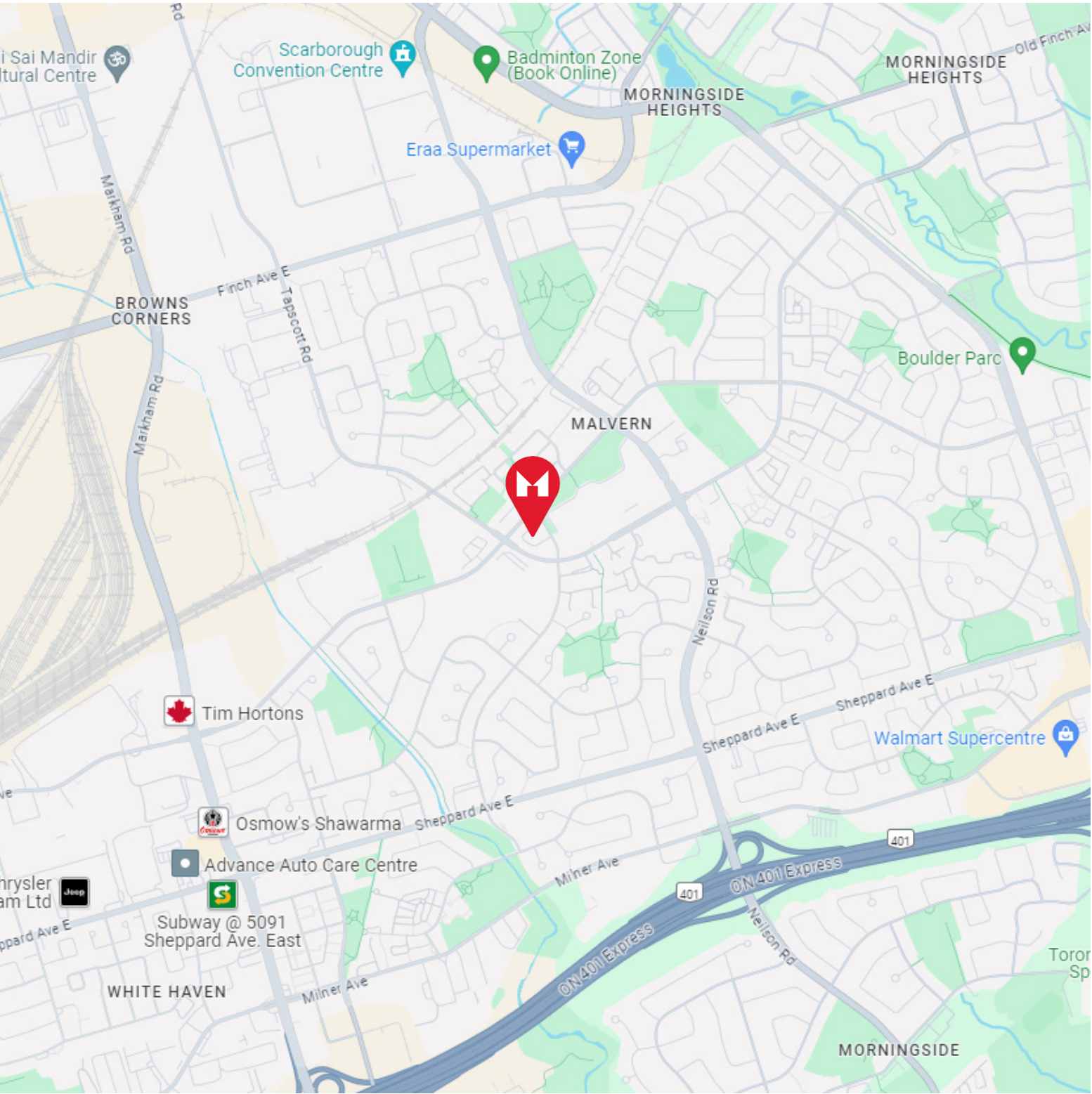
SITE PLAN



FLOOR PLAN

1282 sq ft
2 Beds
2 Baths
1 Parking
Rooftop terrace + Bike Storage





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

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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**

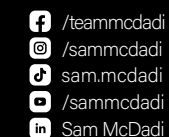


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



**Official Real Estate Brokerage
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Sam McDadi BSc., M.B.A. Sales Representative.



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