

ASSIGNMENT SALE

TH-1 End Block F
Tapscott Rd
Scarborough



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



SAM McDADI
REAL ESTATE BROKERAGE

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-1 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



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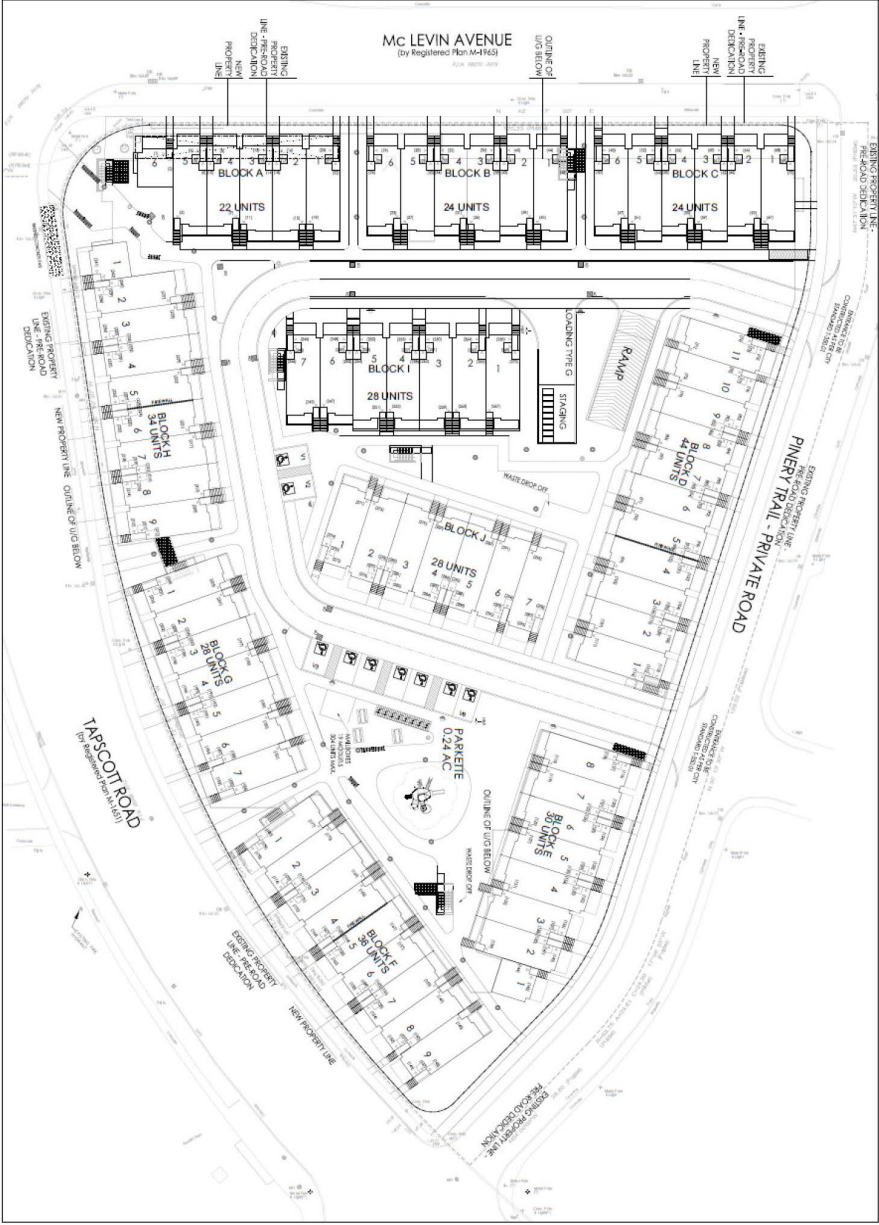


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SITE PLAN



FLOOR PLAN

871 sq ft w/ balcony

2 Beds

1 Bath

1 Parking

Bike Storage



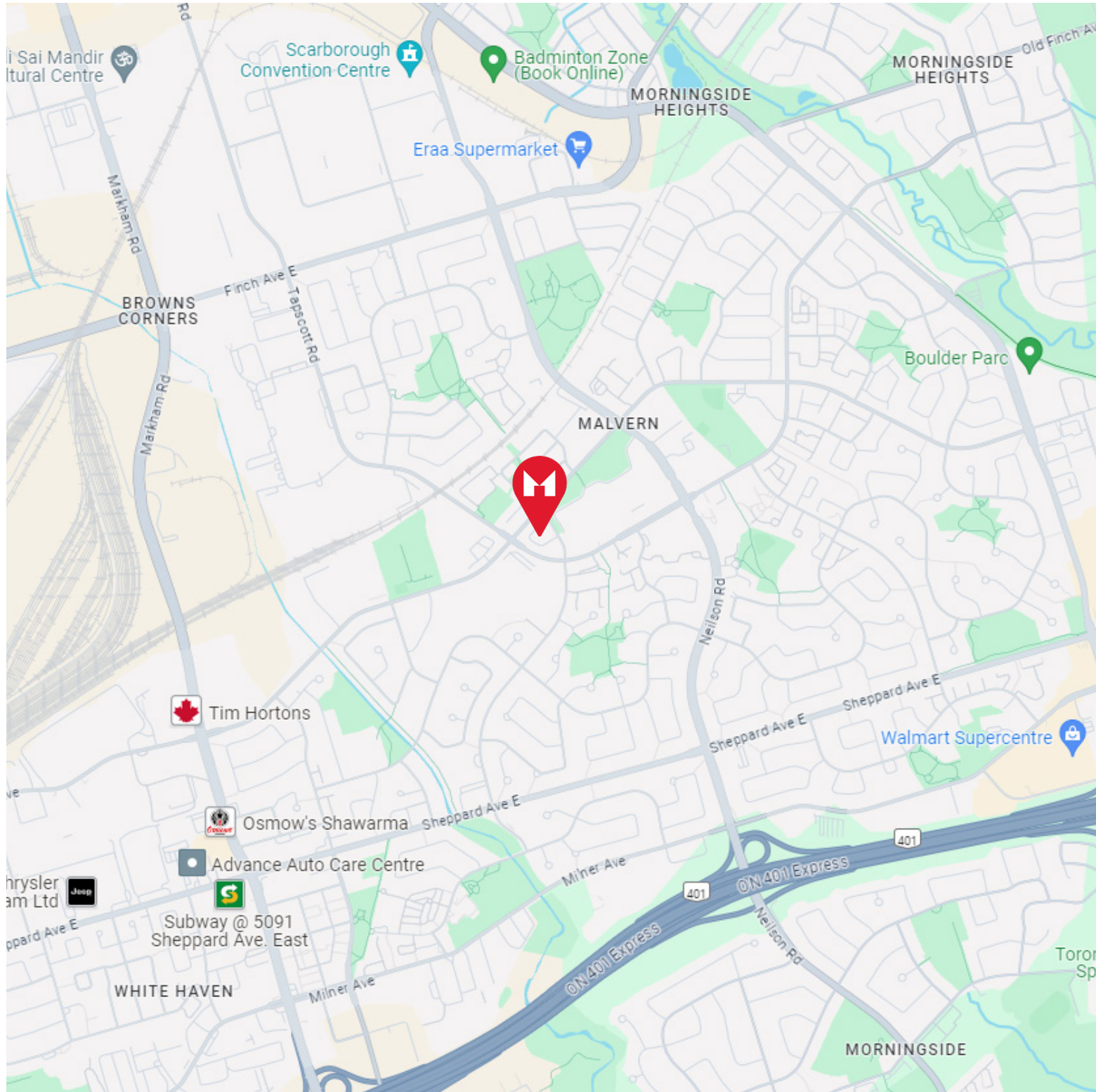
LOWER FLOOR
ELEVATION A & B



LOWER FLOOR
ELEVATION A & B
END CONDITION



LOWER FLOOR
ELEVATION A & B
END UPGRADE



Schools

Tom Longboat Jr Public School
37 Crow Trail, Scarborough

Malvern Montessori School
10 Sewells Rd, Scarborough

Berner Trail Junior Public School
120 Berner Trail, Scarborough

Dr Marion Hilliard Senior Public School
280 Washburn Way, Scarborough

Centennial College
941 Progress Ave, Scarborough

University of Toronto Scarborough
1265 Military Trail, Scarborough

Amenities

RBC Royal Bank
5125 Sheppard Ave E, Scarborough

TD Canada Trust
49 Lapsley Rd, Scarborough

Petro-Canada Gas Station
5110 Sheppard Ave E, Scarborough

No Frills
360 McLevin Ave, Toronto

Walmart Supercentre
799 Milner Ave, Scarborough

Cedar Brae Golf Club
55 Mac Frost Way, Scarborough

Planet Fitness
31 Tapscott Rd, Toronto

Berner Trail Community Centre
120 Berner Trail, Scarborough

Shoppers Drug Mart
1780 Markham Rd A, Scarborough

Scarborough General Hospital
3050 Lawrence Ave E, Scarborough

LCBO
785 Milner Ave, Scarborough

Starbucks
43 Milner Ave, Scarborough

Milliken GO
39 Redlea Ave, Toronto

Toronto Zoo
2000 Meadowvale Rd, Toronto

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**

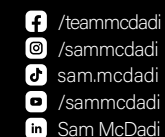


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



**Official Real Estate Brokerage
of the Toronto Raptors**

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



Mississauga 5805 Whittle Rd #110	905 502 1500
N. Mississauga 1034 Clarkson Rd	905 823 1500
Milton 1264 Main St E.	905 876 1300
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