



30 OLD MILL ROAD UNIT 610
KINGSWAY SOUTH

WELCOME TO 30 OLD MILL ROAD UNIT 610

Nestled in between the lush riverside setting of the Humber and the Famous Old Mill Inn & Spa, lies the coveted Riverhouse.

Riverhouse offers an unsurpassed level of luxury, fine architecture, superb amenities, and some of the most elegant condominiums in the Kingsway.

Suites in this prestigious development, located at 30 Old Mill Road, are highly sought after and rarely come available.

Suite 610 is a sunny, two-bedroom, two-bath suite offering a highly desirable, open concept layout, with over 1100 square feet of luxury living.



Upon entering the suite, one steps inside the foyer and is struck by the soaring 10 foot ceiling height and abundance of natural light. The fabulous open concept living and dining area are perfect for entertaining guests. The chef's kitchen features a stone clad island and high-quality Miele appliances, and the living room boasts a gas fireplace and floor to ceiling south facing windows where you can experience sweeping views of Toronto's skyline.

The oversized primary bedroom is a serene retreat complete with a large south facing window and a four-piece ensuite bathroom. The second well-proportioned bedroom is equally spacious and boasts a sliding glass door which opens to a generous southern facing balcony. With pocket doors that open to the entertaining area, this second bedroom could also easily function as an office or den, if desired.

A stacked laundry area is conveniently tucked away behind a closed door and multiple double closets can be found throughout the suite complete with built in shelving and closet organizers to provide ample clothes and storage space.

Residents of Riverside are afforded top-rated amenities with a 24-hour concierge service, a lobby lounge fit with a grand piano, a well-appointed gym, indoor pool and visitor parking. Located along the Humber River one finds access to a multitude of walking, hiking and biking trails, along with parks and the Old Mill tennis club.

Conveniently, the Old Mill Subway station is at your doorstep, the shops and dining of Bloor Street are merely steps away and downtown Toronto's Financial and Entertainment District can be reached in under 20 minutes. This stellar property offers a unique opportunity to own in one of Etobicoke's most iconic neighbourhoods.















FEATURES OF THE HOME

- Spacious and sunny two-bedroom, two-bathroom suite
- Inviting front foyer with double closet containing built in shelving and organizers, great for coats, shoes, & storage space
- South views featuring the beautiful architecture of the Old Mill Hotel & Spa, Toronto skyline and Humber River
- Floor-to-ceiling windows in main living area
- Hardwood flooring throughout
- Freshly painted throughout in 2025
- Abundance of natural light
- Retreat to the south facing balcony during the warm months offering expansive city views
- Open concept layout – with integrated dining and living area, perfect for entertaining
- Contemporary chef's kitchen with warm cafe coloured cabinetry, suite of Miele integrate appliances, luxurious tumbled stone backsplash, creamy caramel granite counters & centre island with breakfast bar
- Oversized primary bedroom complete with large windows and a four-piece ensuite bathroom
- Four-piece primary ensuite includes stone countertop with an undermount sink and tiled floors
- Double closets with organizers and ample room for a dresser
- Well-proportioned second bedroom features two points of access, floor-to-ceiling windowed sliding door with access to south facing balcony and ample closet space
- Three-piece bathroom with stone countertop with an undermount sink, tiled floors and sizeable tiled standing shower
- Stacked laundry area with additional storage area hidden out of way behind closed door
- Drive to downtown Toronto's entertainment and financial district in under 20 minutes
- Steps to Humber River and various parks, walking and hiking trails and Old Mill Tennis Club
- Only a short walk to the many shops, restaurants on Bloor Street and other fantastic amenities in the area
- Old Mill Subway station at your doorstep

AMENITIES

- Gym
- Visitor Parking
- Lobby Lounge and library with grand piano
- Party Room
- Indoor pool & sauna
- 24/hr Concierge

INCLUSIONS

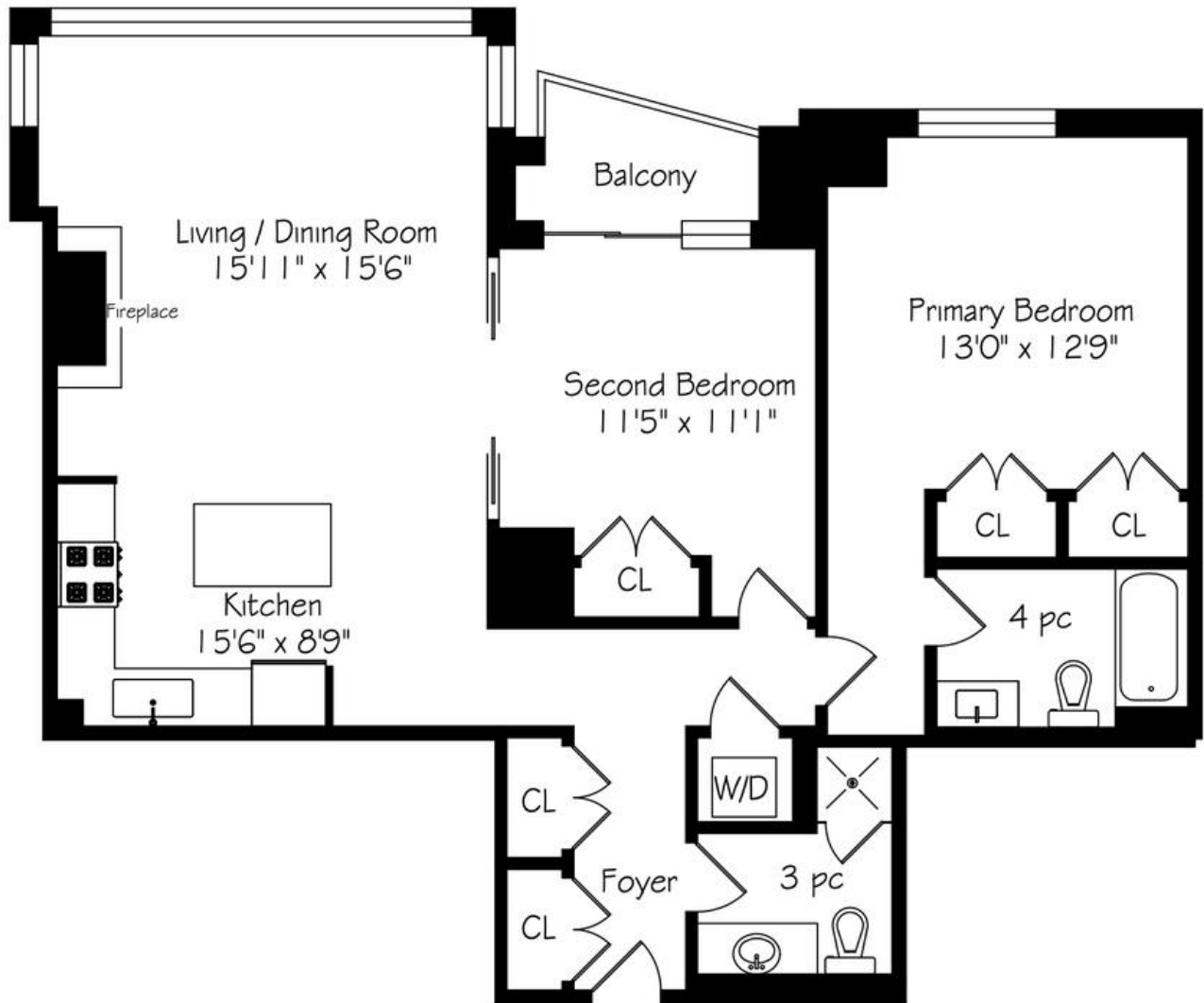
- Miele fridge
- Miele stove
- Panasonic built-in microwave
- Miele built-in dishwasher
- Whirlpool stacked washer and dryer
- All electric light fixtures
- All window coverings

EXCLUSIONS

- None

30 OLD MILL ROAD UNIT 610

FLOOR PLANS



TAXES

- \$7,058.25 (2025)

POSSESSION

- 30 Days or TBD

HEATING

- Forced Air Gas

LOCKER

- Locker Level E 6, Unit # 61

MAINTENANCE FEES

- \$1,233.27 / Month -
Includes Building
Insurance, One Parking
Spot and One Owned
Locker

COOLING

- Central Air Conditioning

PARKING

- 1 Underground Parking Space



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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