

199-165 CHEROKEE BLVD

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KORMENDYTROTT.COM





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4 BEDROOMS



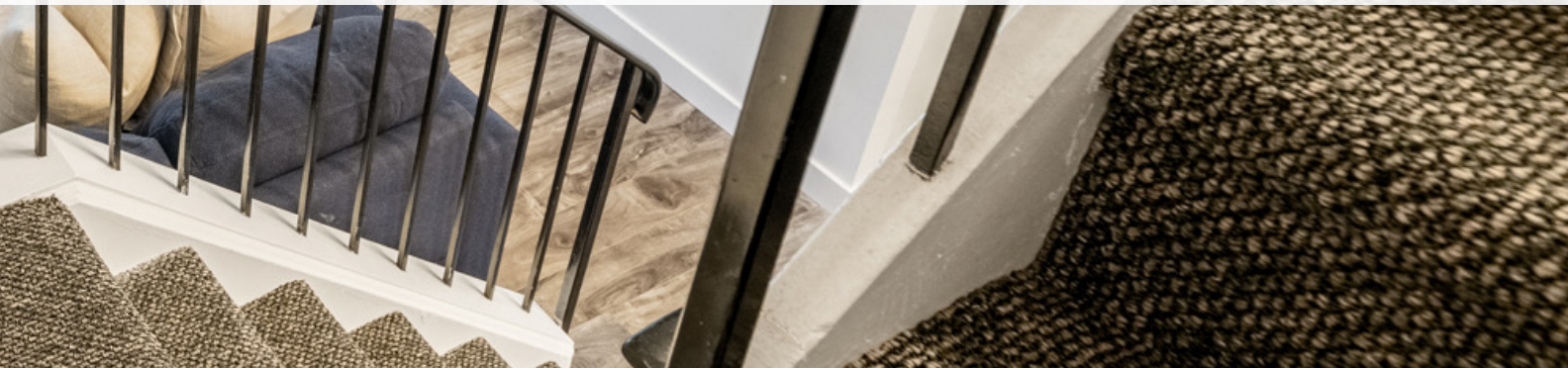
2 BATH



1,322 SQ.FT



1 PARKING







welcome home

Welcome to #199 – 165 Cherokee Blvd., a spacious 4-bedroom, 2-bathroom condo stacked townhouse offering three levels of comfortable living in Toronto's established Pleasant View neighbourhood. Freshly updated in August 2026 with new paint, light fixtures, and carpeting on the stairs, this inviting home features laminate flooring throughout the principal living areas and bedrooms, with a bright, functional layout offering plenty of room for families.

The modern kitchen features stainless steel appliances and contemporary high-gloss cabinetry, while the living and dining area opens to a covered balcony. 2 ground-level bedrooms offer direct walkout access to the patio through sliding glass doors with lock-and-key exterior entry, adding convenience and flexibility. The home also features 2 full bathrooms and convenient in-suite laundry.

Recent improvements include new windows and sliding glass doors, a new furnace-A/C unit, updated balcony railings, and a smart thermostat. Residents can also enjoy building amenities including a pool, sauna, gym, and party room, along with underground and visitor parking.

Ideally located close to schools, parks, Pleasantview Community Centre, Seneca Polytechnic, Fairview Mall, TTC transit, and Highways 401 and 404. #199 – 165 Cherokee Blvd. offers an appealing combination of space, updates, amenities, and everyday convenience in the heart of North York.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”















GROUND FLOOR

- Two bedrooms | One bathroom
- **BEDROOMS**
 - Walkout sliding glass doors with lock-and-key exterior access (2024)
 - Laminate flooring (2019)
 - Double mirrored sliding closet doors
- **4-PIECE BATHROOM**
 - Vanity with integrated sink
 - Marble-style hexagon mosaic tile flooring
 - 12" x 24" shower tiles
- **LAUNDRY ROOM;**
 - GE® unitized washer & dryer
 - Utility sink
 - 12" x 12" floor tiles
- Storage under the stairs

2ND FLOOR

- Hall closet
- **KITCHEN**
 - Laminate floors
 - Black stone countertop with undermount sink
 - Faucet with pullout sprayer
 - Kenmore® stainless steel refrigerator
 - Kenmore® stainless steel 5-burner stove
 - Samsung® stainless steel dishwasher
 - Subway tile backsplash
 - Modern high-gloss cabinetry with lift-up upper cabinet doors
- **LIVING & DINING ROOM**
 - Sliding patio doors to covered balcony (2024)
 - Laminate floors

3RD FLOOR

- Two bedrooms | One bathroom
- **BEDROOMS**
 - Large windows
 - Laminate flooring
 - Double mirrored sliding closet doors
- **4-PIECE BATHROOM**
 - 12" x 24" floor tiles
 - Vanity with integrated sink
 - Subway tiled shower
- Linen closet
- Emergency exit

MISCELLANEOUS

- Entire home painted (August 2026)
- Stair carpets (August 2026)
- Light fixtures (August 2026)
- Building replaced balcony railings (2025)
- New combo furnace - A/C unit (2024)
- Building replaced windows and sliding glass doors (2024)
- Smart thermostat (2019)
- 1 Underground parking spot
- Visitor parking
- Pool, sauna, gym, party room

ings included

specifications

TYPE Condo Stacked Townhouse

LEVELS 3

YEAR BUILT 1977

SQUARE FEET 1,322SQ.FT.

BEDROOMS 4

BATHROOMS
4 Piece baths 2

2026 PROPERTY TAX \$2,232.88

BALCONY EXPOSURE North

HEAT SOURCE Gas

EST. RENTAL INCOME \$3,000

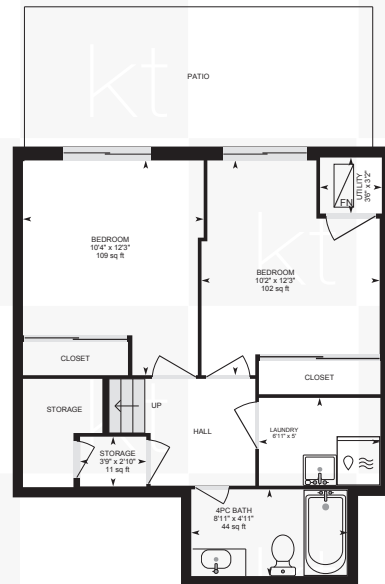
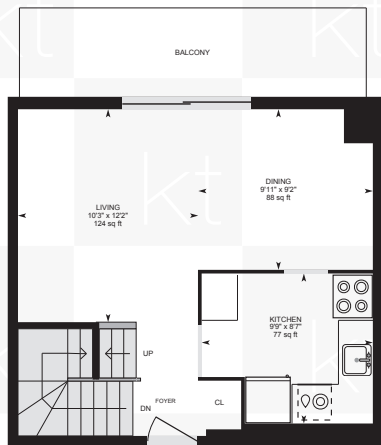
MONTHLY MAINT. FEES \$544.52

Monthly Fees Include:
Water, Common Elements, Parking

*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan.
Buyers and/or their agent are responsible for determining exact figures.

199-165 CHEROKEE BLVD

Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO NORTH YORK.

Welcome to Pleasant View—one of North York's most established and family-friendly neighbourhoods, ideally located in the heart of Toronto's northeast. Known for its quiet, tree-lined streets, excellent schools, and welcoming community atmosphere, Pleasant View offers the perfect balance of suburban comfort and urban convenience. The neighbourhood features a mix detached homes, townhomes, and modern condominium communities, making it an appealing choice for families, professionals, and downsizers alike.

Outdoor living is a big part of life here. Pinto Park and nearby Clydesdale Park provide playgrounds, sports fields, walking paths, and plenty of green space for children and active residents to enjoy. Just minutes away, the expansive Upper Don Recreation Trail offers scenic trails for walking, cycling, and enjoying nature throughout the seasons.

Daily errands are effortless with Fairview Mall nearby, offering over 180 shops, restaurants, and essential services. The neighbourhood is also home to community centres, libraries, grocery stores, and a wide variety of local dining options, ensuring everything you need is close to home.

For commuters, Pleasant View is exceptionally well connected. Don Mills Station and the TTC provide convenient transit across Toronto, while Highways 401, 404, and the Don Valley Parkway are just minutes away, making travel throughout the GTA quick and efficient.

With its outstanding amenities, abundant green spaces, strong schools, and unbeatable accessibility, Pleasant View remains one of North York's most desirable communities—a neighbourhood where convenience, community, and quality of life come together.

SCHOOLS.



ERNEST PUBLIC SCHOOL (JK-5)

3MIN 15MIN

150 Cherokee Blvd.
416-395-2380

PLEASANT VIEW MIDDLE SCHOOL (6-8)

12MIN BUS

175 Brian Dr.
416-395-3080

L'AMOREAUX COLLEGIATE INSTITUTE (9-12)

3MIN 9MIN

2501 Bridletowne Cir.
416-396-6745

ST. KATERI TEKAKWITHA CES (JK-8)

2MIN 7MIN

70 Margaret Ave.
416-393-5393

SENATOR O'CONNOR COLLEGE CSS (9-12)

14MIN 106MIN

60 Rowena Dr.
416-393-5505

AMENITIES.



FAIRVIEW SHOPPING CENTRE

8MIN 32MIN

- Apple
- Zara
- Sephora
- H&M
- Nike
- Indigo
- T&T Supermarket
- Restaurants
- Cineplex Cinemas
- & tons more....

SENECA POLYTECHNIC NEWNHAM CAMPUS

3MIN 18MIN

PLEASANTVIEW COMMUNITY CENTRE

2MIN 8MIN

PINTO PARK

1MIN 7MIN

CLYDESDALE PARK

3MIN 18MIN

UPPER DON RECREATION TRAIL

9MIN 60MIN

HIGHWAY 404 HIGHWAY 401

2MIN
10MIN

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SOCIAL

