

Leaside Gate

Toronto, Ontario

A practical guide to conventional condominium ownership, amenities, costs and the records to review before you buy or sell.

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THE SHORT ANSWER

Conventional condominium living in Leaside

Leaside Gate is an established five-storey condominium at 955 Millwood Road. It offers adult-lifestyle and downsizer appeal, but that positioning does not establish a legal age restriction.

Housing

One-, two- and three-bedroom condominium suites.

Structure

Conventional condominium ownership.

Lifestyle

Low-maintenance living with shared social amenities.

Explore Leaside Gate

Use Kevin Flaherty's dedicated community search for discovery, then verify the exact unit, status certificate, fees, rules and condition.

[VIEW COMMUNITY SEARCH](#)

Leaside Gate at a glance

A concise Toronto snapshot. Current condominium and unit records remain decisive.

Community

Established Leaside condominium with adult-lifestyle and downsizer appeal.

Ownership

Registered condominium title to the selected suite.

Building

Five storeys, 106 suites and an original 1988 construction date.

Housing

One-, two- and three-bedroom single-level condominium suites.

Location

955 Millwood Road in Toronto's Leaside neighbourhood.

Lifestyle

Exercise, workshop, sauna, games and conservatory social spaces.

MAIN TRADE-OFF

Current condominium and unit records govern

Confirm current fees, rules, planned work, parking, storage and unit obligations. Adult-lifestyle appeal does not establish a legal age restriction.

Review unit and corporation records

Do not infer charges, inclusions or obligations from another unit or an earlier listing.

What the current evidence supports

Leaside Gate uses conventional condominium ownership. Obtain current unit-specific title, legal, financial, corporation and condition records before making a decision.

AT A GLANCE

- Condominium title
- Current status certificate
- Current rules and fees

Documents and questions to confirm

- Status certificate, declaration, bylaws, rules, budget and financial statements.
- Reserve-fund study, insurance, minutes, litigation, arrears and planned work.
- Current condominium fee, inclusions, utilities and any special assessments.
- Title, taxes, parking, locker, utilities, insurance and closing adjustments.
- Pet, occupancy, visitor, leasing, renovation and amenity-use rules.
- Unit condition, improvements, approvals, accessibility and inclusions.

Cost categories to separate

Purchase

Confirm price, deposit, financing, legal costs, taxes and adjustments.

Ongoing

Confirm the condo fee, utilities, insurance, parking and unit expenses.

Future

Review fee changes, reserve work, assessments, repairs, resale and moving costs.

Important: This guide avoids fixed fee amounts. Obtain current unit-specific legal and financial records and professional advice before relying on any estimate.

Low-maintenance living in Leaside

An established urban condominium with shared social and activity spaces.

A mapped community point

The mapped point identifies 955 Millwood Road in Toronto. Use it to plan a visit, then confirm the exact unit, entrance, parking and appointment instructions.

Mapped community point

Open the map and check nearby routes.

[OPEN MAP](#)

Lifestyle considerations

Social spaces

Confirm current access to the conservatory party room, patio, games and billiards rooms.

Unit-specific fit

Inspect layout, condition, accessibility, laundry, parking, storage and views.

Leaside access

Test routes to healthcare, TTC, groceries, restaurants, parks, family and appointments.

KNOW THE DISTINCTION

Leaside Gate is a conventional condominium. Its adult-lifestyle and downsizer appeal does not establish a legal age restriction; confirm current occupancy rules in the governing documents.

Test the daily-life fit in person.

Visit the community, inspect the exact unit and test travel to healthcare, transit, groceries, restaurants, parks, family and appointments. Nearby public facilities are not community amenities.

Use live discovery, then verify

Search results, prices, fees and property-specific responsibilities can change.

COMMUNITY HOME SEARCH

Leaside Gate search

Open Kevin's dedicated community search for discovery. Verify 955 Millwood Road, the exact unit, condominium corporation, status certificate, fee, rules and condition.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm 955 Millwood Road and the exact unit.
- Ownership match: confirm registered condominium title and all appurtenant interests.
- Document match: obtain a current status certificate and governing documents.
- Cost match: confirm the condo fee, taxes, utilities, insurance and unit expenses.
- Condition match: inspect the unit, common elements, parking, locker and accessibility.
- Process match: confirm financing, insurance, purchaser requirements and closing steps.

HOW TO USE THE SEARCH

This guide intentionally avoids listing-specific prices and changing fee amounts. The community search is a discovery tool; verify every result and its current records before relying on it.

Thinking of selling here? Kevin Flaherty can help assemble the current condominium and unit records and coordinate the sale with your next move.

[BOOK A CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial, corporation and unit records remain decisive.

For buyers

- Open the community search and verify the exact unit.
- Obtain the current status certificate and governing documents.
- Confirm the condominium fee and its exact current inclusions.
- Confirm title, financing, insurance, parking, locker and closing terms.
- Inspect the unit, common elements, amenities and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the status certificate and current condominium records before marketing.
- Document improvements, repairs, approvals, inclusions and condition.
- Prepare accurate answers about fees, inclusions, parking and rules.
- Build the sale around your downsizing timing, not only a listing date.

HOME EVALUATION

BOOK A CALL



YOUR ADULTCOMMUNITIES.CA GUIDE

Kevin Flaherty

Broker and Ontario adult-lifestyle community guide author. Kevin helps mature homeowners and buyers make clearer downsizing decisions.

PLAN YOUR MOVE

SOURCES AND IMPORTANT INFORMATION



Information reviewed September 22, 2026 using the Leaside Gate portal, AdultCommunities.ca Toronto guide, dedicated community search, mapped point and Condominium Authority of Ontario guidance.

Information can change and is not legal, financial, medical or real-estate advice. Confirm the current status certificate, declaration, bylaws, rules, fees, taxes, utilities, insurance, parking, storage and unit condition.

Explore the Toronto adult lifestyle community guide

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