

COMMUNITY SCHOOLS

Toronto District School Board **416-397-3000**
www.tdsb.on.ca

- | | | |
|------|------------------------------------|--------------|
| JK-8 | J.R. Wilcox Community School | 416-394-2388 |
| | 231 Ava Road | |
| 9-12 | Oakwood Collegiate Institute | 416-393-1780 |
| | 991 St Clair Avenue West | |
| 9-12 | George Harvey Collegiate Institute | 416-394-3180 |
| | 1700 Keele Street | |

French Immersion Programs

- | | | |
|------|------------------------------|--------------|
| JK-8 | Rawlinson Community School | 416-394-3080 |
| | 231 Glenholme Avenue | |
| 9-12 | Harbord Collegiate Institute | 416-393-1650 |
| | 286 Harbord Street | |

Toronto Catholic District School Board **416-222-8282**
www.tcdsb.on.ca

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|------|---------------------------------------|--------------|
| JK-8 | D'Arcy McGee Catholic School | 416-393-5318 |
| | 20 Bansley Avenue | |
| 9-12 | Dante Alighieri Academy Catholic S.S. | 416-393-5522 |
| | 60 Playfair Avenue | |



Team@TheMillsTeam.ca | 416.443.0300

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Lauren Rebecca*, Sarah O'Neill*, Katie Mills*, Sue Mills*, Alex Mills**,
 Victoria Mills Delsnyder, Diane Fujita*, Laura Lee* | * SALES REPRESENTATIVE ** BROKER

THE MILLS TEAM

is proud to present

617 LAUDER
 AVENUE

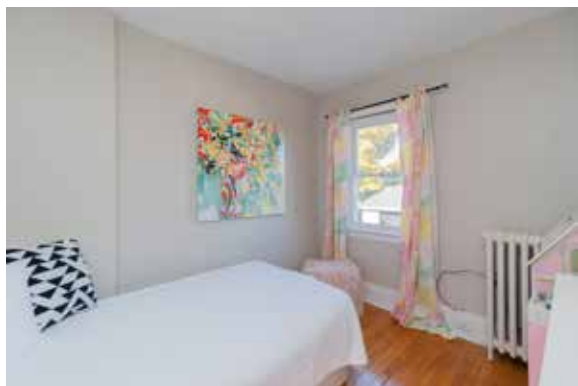


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ADDITIONAL INFO

- Property Taxes:** \$2,751.74 (Annual in 2018)
- Lot Size:** 18.85 feet x 100 feet
- Parking:** One rear parking space via mutual driveway
Ample street permit parking also available
- Possession:** 60 Days/TBD
- Heating:** Hot water gas boiler with ductless air conditioning
- Utility Costs:** Gas: Approx. \$116/month (2017)
Electricity: Approx. \$90/month (2017)
Water/Waste: Approx. \$52/month (2017)
- Inclusions:** Maytag refrigerator, Frigidaire stove, GE dishwasher, Kenmore washer and Kenmore dryer, all electric light fixtures, all window blinds, curtain rods, all parts of furnace and ductless air conditioner, hot water heater, backyard storage shed, City of Toronto garbage and recycling containers
- Exclusions:** Curtains, digital front door locking mechanism (to be replaced with a standard key lock)

Recent updates and improvements:

- Ductless air conditioning installed - 2018
- Front eavestroughs replaced - 2018
- Interior painting throughout - 2018
- New backyard shed - 2017
- Front and backyard landscaping - 2016/2017
- Basement updates including new laminate flooring and pot lighting - 2015

A Home Inspection Report dated October 5th, 2018 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE



617 LAUDER AVENUE



LOWER LEVEL
520 SQUARE FEET

MAIN FLOOR
625 SQUARE FEET

SECOND FLOOR
520 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

