

## COMMUNITY SCHOOLS

**Toronto District School Board**      **416-397-3000**  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-6	Vradenburg Jr. P.S. 50 Vradenburg Dr	416-396-6615
7-8	JB Tyrrell Sr. P.S. 10 Corinthian Blvd	416-396-6360
9-12	Sir John A. MacDonald C.I. 2300 Pharmacy Ave	416-396-6793

**French Immersion Programs**  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-8	Pauline Johnson Jr. P. S. 35 Dunmurray Blvd	416-396-6510
7-8	JB Tyrrell Sr. P.S. 10 Corinthian Blvd	416-396-6360
9-12	L'Amoreaux C.I. 2501 Bridletowne Circle	416-396-6745

**Toronto Catholic District School Board**      **416-222-8282**  
[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK-8	Holy Spirit Catholic School 3530 Sheppard Avenue E	416.393.5282
9-12	Mary Ward 3200 Kennedy Road	416-393-5544

**Toronto Post Secondary Schools**  
[www.sbinfo.edu.gov.on.ca](http://www.sbinfo.edu.gov.on.ca)



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THE MILLS TEAM  
 is proud to present

17 HOLFORD  
 CRESCENT



17Holford.com

TheMillsTeam.ca

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## ADDITIONAL INFO

- Taxes:** \$3,453.97 (Annual in 2018)
- Lot Size:** 45 feet x 112.50 feet
- Parking:** Carport with private driveway with parking for 3 cars
- Possession:** 30-60 days/TBD
- Heating:** Gas fired boiler
- Utility Costs:** Gas Costs: Approx. \$91/month (2018)  
Electrical Costs: Approx. \$142/month (2018)  
Water Costs: Approx. \$45/month (2018)
- Inclusions:** Maytag refrigerator, Kenmore stove, Maytag dishwasher, Kenmore washer and dryer, all window coverings, all electric light fixtures (excluding dining room light fixture), all built-in and attached shelving, all parts of gas boiler, garden shed, City of Toronto garbage and recycling containers
- Exclusions:** Dining room light fixture
- Rental:** Hot water tank

A Home Inspection report dated January 11, 2019 are available for your convenience and information purposes only. Any reliance on these Reports and their contents are at the Buyer's own discretion.

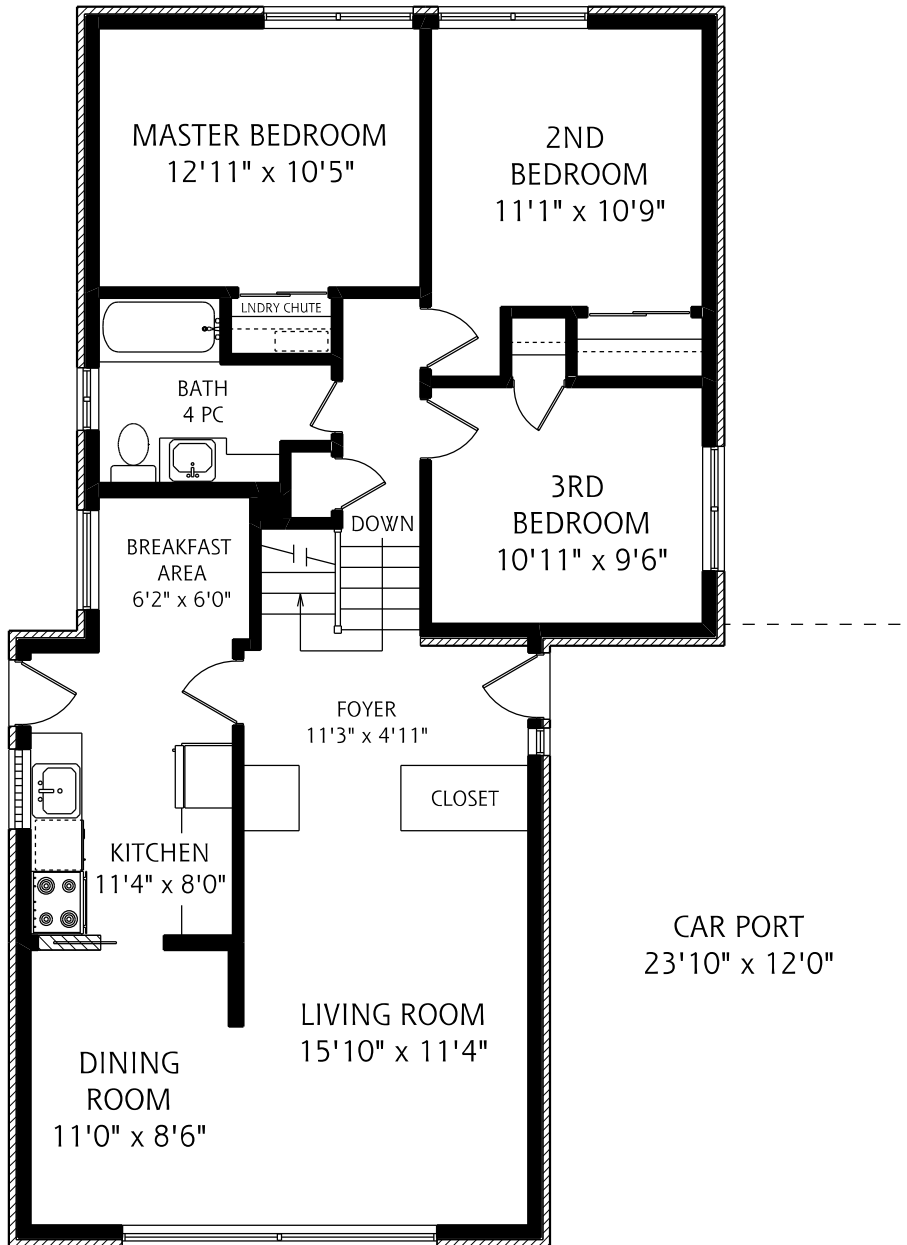
## RENOVATIONS AND IMPROVEMENTS

### Over \$20,000 Spent in Recent Renovations and Improvements

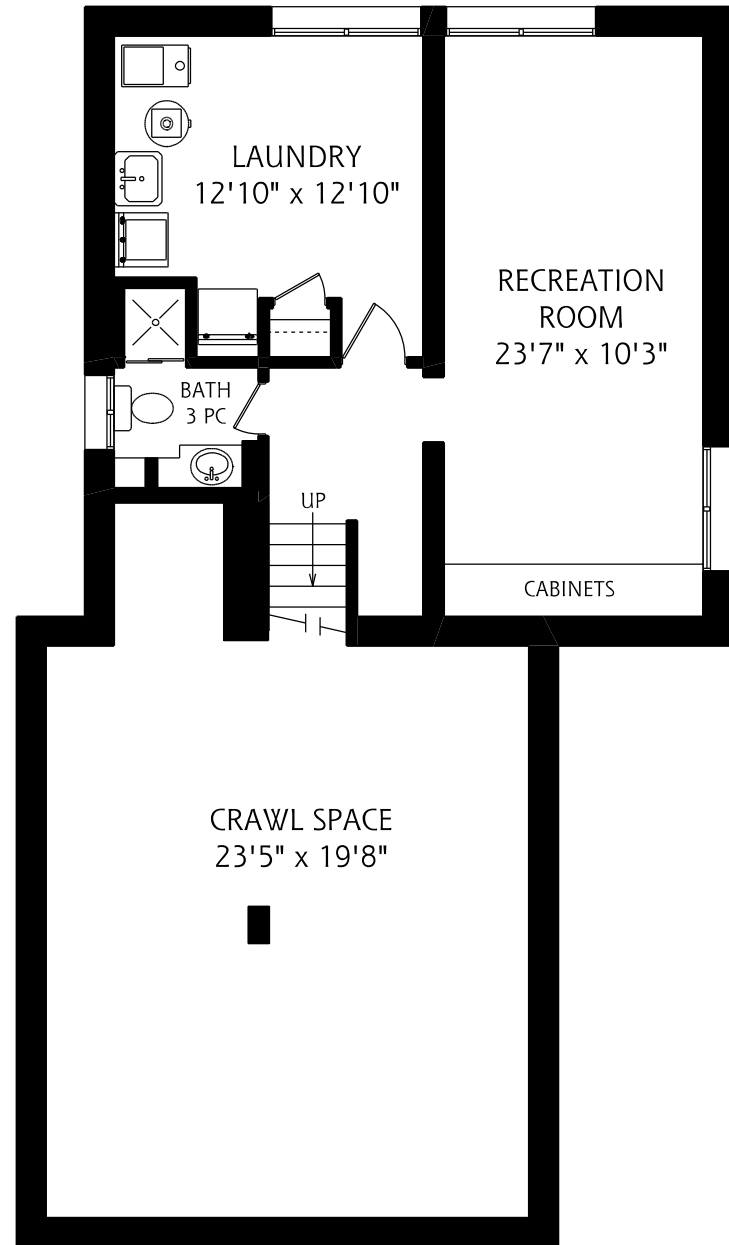
- Refinished hardwood flooring in living room, dining room, hallway and bedrooms (2018)
- New lighting (2018)
- New broadloom in basement, lower level stairs and hallway (2018)
- New flooring in kitchen, main bathroom and front vestibule (2018)
- Freshly painted throughout (2018)
- Roof re-shingled by Chouinard Brothers (2015)
- Chimney re-pointed and new liner (2012)
- Eavestroughs and Fascia replaced (2011)



# 17 HOLFORD CRESCENT



MAIN FLOOR  
1,190 SQUARE FEET



LOWER LEVEL  
625 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

