

COMMUNITY SCHOOLS

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

| | | |
|------|--|--------------|
| JK-5 | Rippleton Public School 21 Rippleton Road | 416-395-2810 |
| 7-8 | St Andrew's Middle School 131 Fenn Avenue | 416-395-3090 |
| 7-8 | Winfields Middle School 375 Banbury Road | 416-395-3100 |
| 9-12 | York Mills Collegiate Institute 490 York Mills Road | 416-395-3340 |

French Immersion Programs
www.tdsb.on.ca

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|------|--|--------------|
| 1-6 | Dunlace Public School 20 Dunlace Drive | 416-395-2370 |
| 7-8 | Denlow Public School 50 Denlow Drive | 416-395-2300 |
| 9-12 | York Mills Collegiate Institute 490 York Mills Road | 416-395-3340 |

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

| | | |
|------|--|--------------|
| JK-8 | St Bonaventure Catholic School 1340 Leslie Street | 416-393-5263 |
| 9-12 | Marshall McLuhan 1107 Avenue Road | 416-393-5561 |

Toronto Post Secondary Schools
www.sbinfo.edu.gov.on.ca

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|--|--------------|
| University of Toronto 27 Kings College Circle | 416-978-2100 |
| University of Toronto - OISE 252 Bloor St. West | 416-978-0005 |
| York University - Glendon Campus 2275 Bayview Avenue | 416-487-6710 |
| George Brown College, St. James Campus 200 King Street East | 416-415-2000 |
| Ryerson University 350 Victoria Street | 416-979-5000 |



Team@TheMillsTeam.ca | 416.443.0300



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

THE MILLS TEAM
 is proud to present

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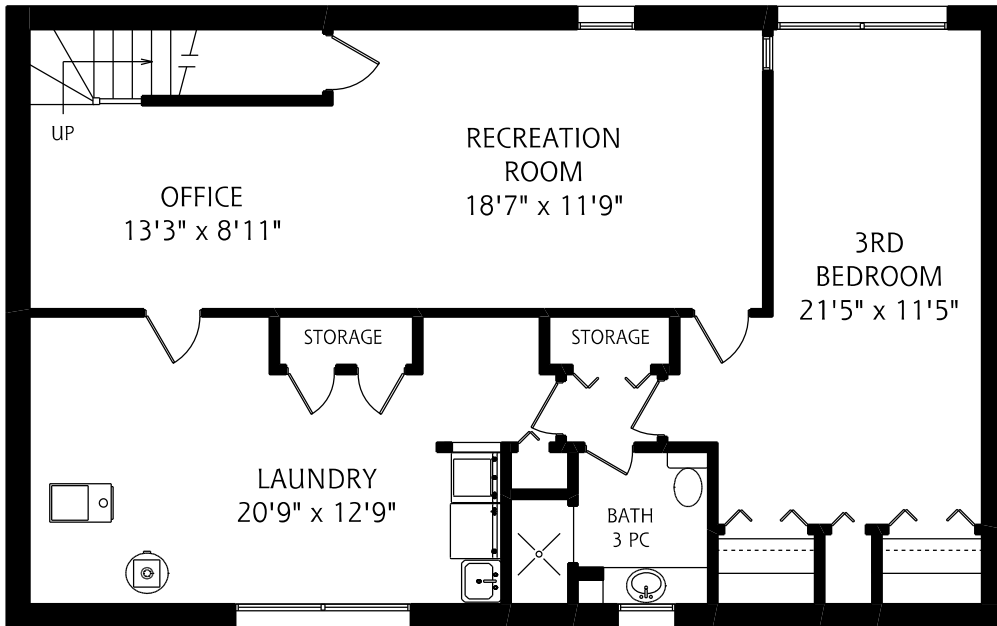
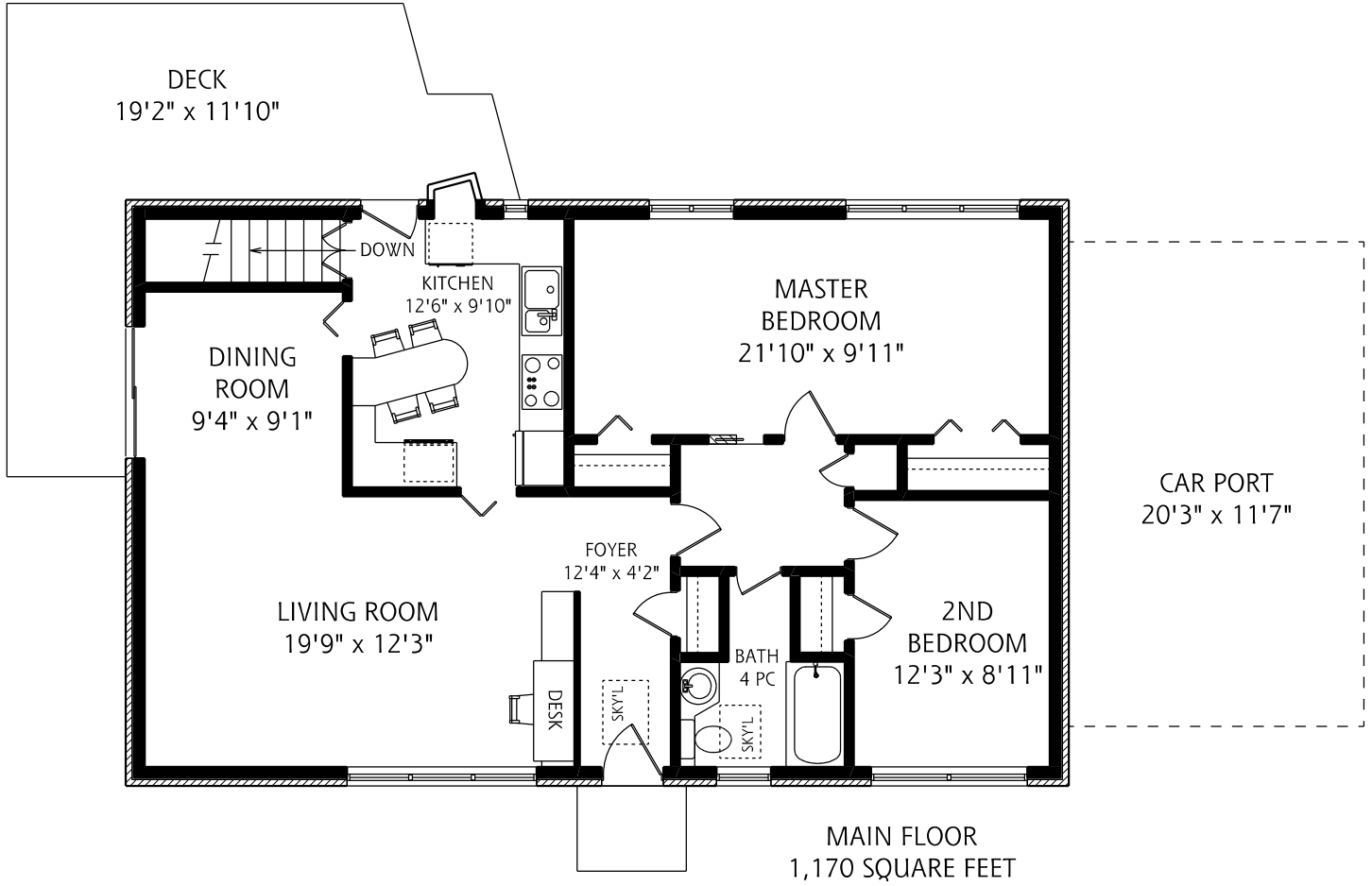


ADDITIONAL INFO

- Property Taxes:** \$7,334.38 (2020 Annual)
- Lot Size:** 40 feet by 106.9 feet on west side, 150.75 on east side and 144.75 at rear
11,657 sq. ft. (0.268 of an acre)
- Parking:** Attached car port with private driveway and parking for four cars
- Possession:** 60 days/to be arranged
- Heating:** Forced air gas furnace and central air conditioner
- Utility Costs:**
Electricity: Approx. \$109/month (2019-2020)
Gas: Approx. \$157/month (2019-2020)
Water: Approx. \$27/month (2019-2020)
- Inclusions:** GE Profile Refrigerator, GE cooktop, Kenmore wall oven, Kenmore built-in dishwasher, GE microwave/hood exhaust, garburator, Kenmore washer and dryer, Beaumark fridge in basement, shed with skylight, all electric light fixtures (excluding hanging light in living room and dining room light fixture), all built-in and attached shelving, all window coverings and blinds, central air conditioner, alarm system (monitoring excluded), City of Toronto garbage and recycling containers
- Exclusions:** Hanging light in living room and dining room light fixture, ADT alarm system monitoring
- Rental:** Hot water tank - (approx. \$21.87/month) and furnace/humidifier rental (approx. \$100.59/month)
Note: Furnace rental buyout is \$5,670 + HST

A Home Inspection report dated September 12th, 2020 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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LOWER LEVEL
1,170 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

