

— WELCOME TO —
113 Fenside Drive



LOT SIZE: 28.83 x 103.33 feet

BEDROOMS: 3 + 1

BATHROOMS: 1x4, 1x3

TAXES: \$4,584.85/2025

POSSESSION: Immediate/TBA

PARKING: 2 car parking

For more photos &
information on
this property

SCAN HERE



Signature Realty
IND. OWNED & OPERATED BROKERAGE



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



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Exterior

- Two car parking
- Mature shrubs
- Covered porch
- Stone steps & patio

Backyard

- Garden shed
- In-ground pond
- Private & fully fenced yard
- Interlocking patio & walkway

Foyer

- Coat closet
- Crown moulding
- Porcelain flooring

Living & Dining Room

- Open concept
- Hardwood flooring '22
- Overlooks front garden
- Oversized Pella windows with inlay adjustable blinds
- Crown moulding

Kitchen

- Sun-filled
- Laminate flooring
- Ceramic tile flooring
- Pella window with inlay adjustable blinds
- Track lighting
- Under cabinet lighting
- Built-in retractable door hideaway coffee or bread storage
- Stainless-steel double corner sink
- Built-in wine rack
- Double door stained-glass accent cabinets
- Sliding drawer pot storage
- Whirlpool built-in dishwasher
- GE stove
- Amana fridge
- LG built-in microwave

Hallway

- Separate side door entrance to lower level
- Hardwood flooring '22
- Linen closet
- Ecobee thermostat

Primary Bedroom

- Hardwood flooring '22
- Pella window with inlay adjustable blinds
- Overlooks back garden
- Queen bed and headboard, two side tables, dresser with mirror, dresser & tv stand
- Double closet with access to attic
 - Insulation increased to R60 Fiberglass '23

Bedroom

- Hardwood flooring '22
- Pella window with inlay adjustable blinds
- Overlooks back garden
- Built-in Murphy bed & storage
- Desk & bookshelf
- Large closet

Bedroom

- Sun-filled
- Hardwood flooring '22
- Pella window with inlay adjustable blinds
- Large closet
- Overlooks side yard

4 Piece Bathroom

- Solatube tubular skylight
- Soaker tub
- Ceramic tile flooring & surround
- Wall-to-wall mirror
- Built-in storage cabinet
- Dimmer lighting
- Vanity with stone countertop, inlay sink & built-in storage

Lower Level

Recreation Room

- Porcelain tile & laminate flooring
- Pot lights
- Paneled walls
- Large rug
- 100-amp service
- Above-ground windows
- Three built-in shelves

3 Piece Bathroom

- Updated
- Ceramic tile flooring
- Porcelain tile surround
- Pot lights
- Vanity with soft close cabinetry
- Sliding door walk-in shower
 - Built-in lighting
 - Marble flooring
 - Porcelain tile surround

Storage & Flex Space

- Porcelain tile flooring
- Two oversized double sliding door storage closets with built-in shelving
- Coat closet
- Walk-in storage closet
- Paneled walls



Bedroom

- Laminate flooring
- Above-ground window
- Pot lights
- Built-in wardrobe

Utility & Laundry Room

- Hot water tank (rental)
- New Lennox furnace & heat pump installed '23
- Wood's freezer (as is)
- Above-ground window
- Built-in loft storage
- Inglis washer
- Maytag dryer

In Your Neighbourhood

- Fenside Park
- Fenside Arena
- Roywood Park
- Roywood tennis courts, baseball diamond & playground
- Parkwoods Plaza with Food Basics, Shoppers Drugmart, Tim Horton's & more
- Bruno's Independent Grocery at Donwood Plaza
- Brookbanks Public Library
- Parkway Plaza with LCBO, Metro & Staples
- Fairview Mall & Bayview Village
- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Longo's at York Mills Garden
- Steps to York Mills TTC routes & soon-to-be LRT
- Steps to Don Mills subway line

Schools In Your Neighbourhood

- Fenside Public School
- Donview Middle Health and Wellness Academy
- George S. Henry Academy
- Brian Public School (French Immersion)
- Don Valley Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Rene Gordon Health & Wellness Academy (Middle Immersion)
- Milne Valley Middle School (Middle Immersion)
- Leaside High School (Middle Immersion)
- St. Isaac Jogues
- St. Timothy Catholic School (Extended French)
- Our Lady of Wisdom (French Immersion)
- Bayview Glen
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Toronto French School
- Havergal College
- Upper Canada College
- Crescent School
- Senator O'Connor College School