

Floor Plan

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE



— WELCOME TO —
473 Hillsdale Avenue E.



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Karen
MOLLARTEAM
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direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

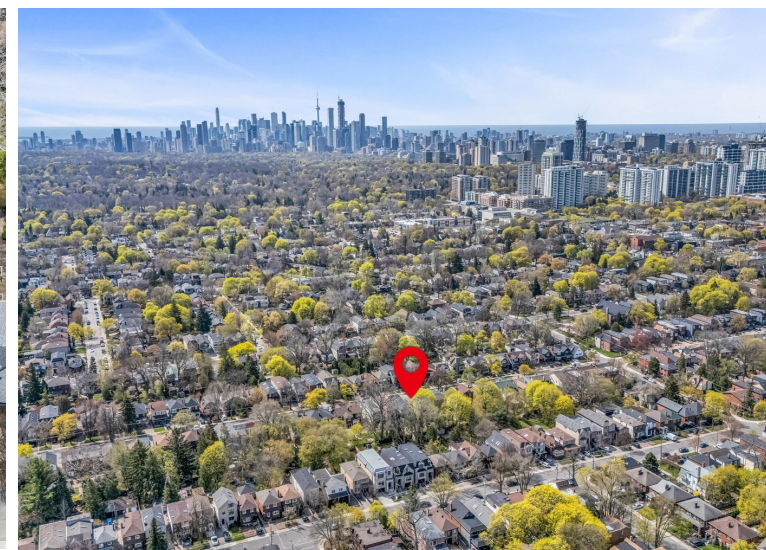
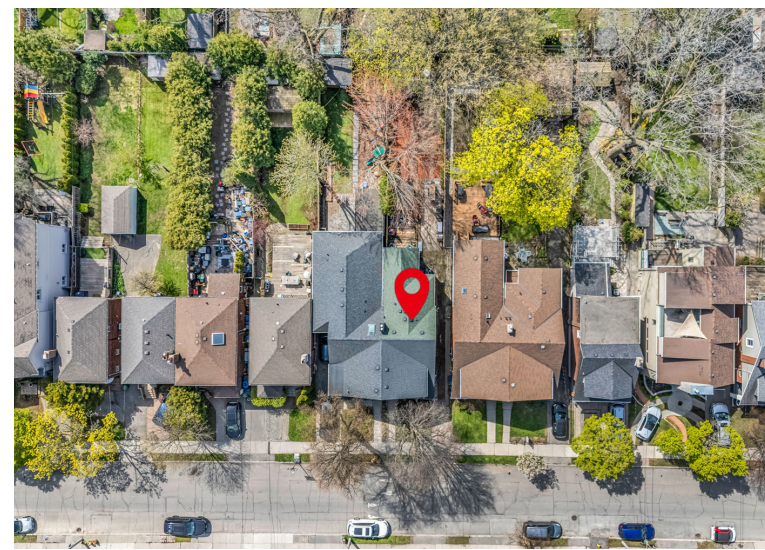
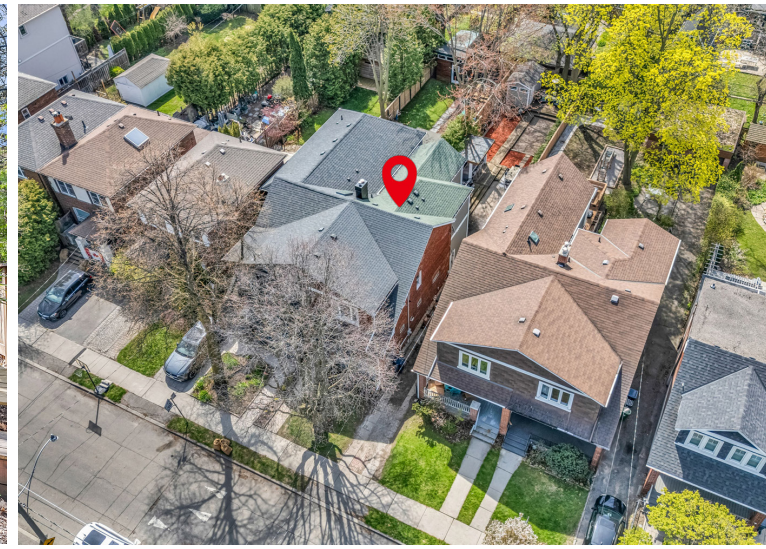
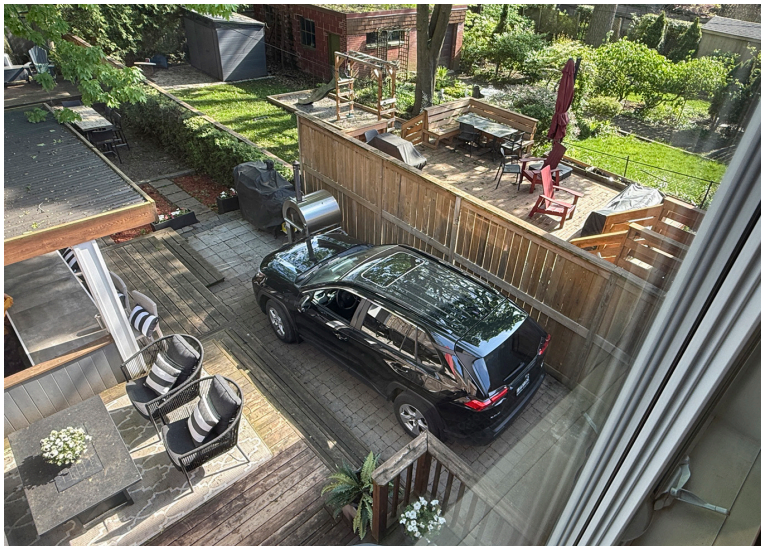


Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

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Exterior

- Mature trees & shrubs
- Mutual driveway + 1 car parking in backyard
- Covered porch
- Roof '16 & '21

Foyer

- Hardwood flooring
- Sidelight windows
- Coat closet

Living Room

- Hardwood flooring
- Gas fireplace with wooden mantle
- Overlooks front garden
- Pot lights
- Crown moulding
- Two lead glass windows

Kitchen

- Open concept
- Hardwood flooring
- Granite countertops
- Crown moulding
- Pot lights
- Built-in beer tap
- Porcelain backsplash
- Soft close cabinets/drawers
- Sliding pot drawer storage
- Under cabinet lighting
- Samsung stainless-steel double freezer French door fridge with water & ice dispenser
- Built-in stainless steel hood vent
- Gas 4-burner stainless-steel cooktop
- Built-in stainless-steel double wall oven

Island

- Granite countertop with breakfast bar
- Bosch stainless-steel built-in dishwasher
- Hideaway sliding refuse drawer
- Sliding pot drawers
- Soft close cabinets/drawers
- Stainless-steel under mount double sink

Dining Room

- Two built-in double door storage units
- Built-in bench seating with hideaway storage
- Designer chandelier
- Crown moulding

Family Room

- Open concept
- Hardwood flooring
- Pot lights
- Crown moulding
- Double door walk out to back deck & garden
- Separate entrance to side yard



2nd Level

- Hardwood flooring
- Large four-door storage wardrobe
- Pot lights

Primary Bedroom

- Hardwood flooring
- Large picture window
- Overlooks back garden
- Walk-in closet with built-in organizers

4 Piece Ensuite Bathroom

- Porcelain flooring
- Deep soaker tub with handheld wand
- Pot lights
- Oversized floating vanity with built-in storage
- Walk-in glass door shower
- Overlooks back garden

Bedroom

- Hardwood flooring
- Chandelier
- Two double door closets

Bedroom

- Hardwood flooring
- Overlooks front garden
- Large picture window
- Closet with built-in organizers

5 Piece Bathroom

- Two floating vanities with built-in storage
- Porcelain flooring
- Deep soaker tub
- Porcelain & glass tile tub surround
- Storage closet

Lower Level

Recreation Room

- Broadloom
- Radiant floor heating/cooling
- Pot lights
- Wall-to-wall, floor-to-ceiling chalkboard
- Above-ground windows
- Storage closet under staircase

Laundry/Utility Room

- Stainless-steel laundry sink
- Furnace '24
- Eco King tankless hot water system (rental)
- Kenmore stainless-steel fridge
- Samsung stainless-steel front-loading washer & dryer
- EdgeStar bar fridge

3 Piece Bathroom

- Walk-in shower

Bedroom/Office

- Laminate flooring
- Large closet
- Above-ground windows
- 200-amp service
- Paneled walls

Backyard

- 1 car parking
- Entertainer's paradise
- Partially fenced private yard
- Three-tier wooden deck
- Wooden walkway
- Interlocking patio
- Fire pit
- Natural gas line for barbecue
- Raised wooden sun deck
- Large garden shed
- Mature trees & cedar hedge
- Custom built cabana with:
 - Built-in glass shelving
 - Porcelain bar counter
 - Danby stainless-steel bar fridge
 - Built-in TV mount
 - Pot lights

Neighbourhood Schools

- Maurice Cody Junior Public School
- Hodgson Middle School
- Northern Secondary School
- Davisville Junior Public School (French Immersion)
- Glenview Senior Public School (French Immersion)
- Lawrence Park Collegiate (French Immersion)
- Forest Hill Junior & Senior Public School (Middle Immersion)
- Leaside High School (Middle Immersion)
- St. Monica Catholic School
- St. Anselm Catholic School
- Holy Rosary Catholic School (French Immersion)
- Blessed Sacrament (Extended French)
- Toronto Prep School
- Blyth Academy
- Toronto French School

In Your Neighbourhood

- Steps to boutique shops on Bayview Ave, Mount Pleasant & Eglinton
- June Rowlands Park (Davisville Park)
- Davisville Tennis Club
- Beltline Trail
- Leaside library
- Leaside Curling Club
- Leaside Memorial Arena
- New Eglinton LRT
- TTC & Yonge subway line
- Loblaws Eglinton Avenue
- Jesse's No Frills Mount Pleasant
- Metro at Bayview & Eglinton
- Howard Talbot Park
- Sunnybrook Hospital



Inclusions

- Window coverings, electric light fixtures, Samsung stainless-steel double freezer French door fridge with water & ice dispenser, built-in stainless steel hood vent, gas 4-burner stainless-steel cooktop, built-in stainless-steel double wall oven, Bosch stainless-steel built-in dishwasher, fire pit, large garden shed, stainless-steel Danby bar fridge (outdoor), cabana, four-door storage wardrobe on 2nd level, furnace '24, Kenmore stainless-steel fridge, Samsung stainless-steel front-loading washer & dryer, EdgeStar bar fridge, central air conditioner.

Exclusions

- None

Rentals

- Eco King Combi Boiler tankless hot water system '20 (\$167.23/mo)



Lot size

- 23.25 x 143 feet

Taxes

- \$9,554.28/2025

Bedrooms

- 3 + 1

Bathrooms

- 1 x 5, 1 x 4, 1 x 3

Possession

- 60-90 days/TBA

Parking

- Mutual driveway + 1 car parking in backyard