

THE MILLS TEAM

is proud to present

27 FENELON
DRIVE



27Fenelon.com



WELCOME HOME

Set on picturesque Fenelon, a quiet low-traffic street, on an oversized lot, this belle of a bungalow has been thoughtfully updated and lovingly maintained by its original owners of 65 years. So much space for the entire family with an eat-in kitchen, 3 bedrooms upstairs, plus a fully finished lower level with sunny rec room, second washroom and two more flexible bedroom/office spaces. Enjoy the private south facing backyard including deck and shed.

Other highlights include: attached garage, 3-car driveway, hardwood floors upstairs, new vinyl in basement, replaced windows, updated HVAC, 2024 roof shingles. A wonderful Don Mills community, steps to the prestigious Donalda Golf and Country Club, walking distance to sought-after public and private schools, parks, walking trails, tennis, Fairview Mall and Sheppard Subway, Shops at Don Mills entertainment and restaurants. Easy access to Highways 401, 404 and DVP. Minutes to Downtown.

RENOVATIONS & IMPROVEMENTS:

- New 100amp electrical panel 2025
- Interior painting 2025
- Basement flooring 2025
- Roof shingles 2024
- Asphalt driveway and paving stones at entry 2015
- New gas furnace and central air conditioning 2014

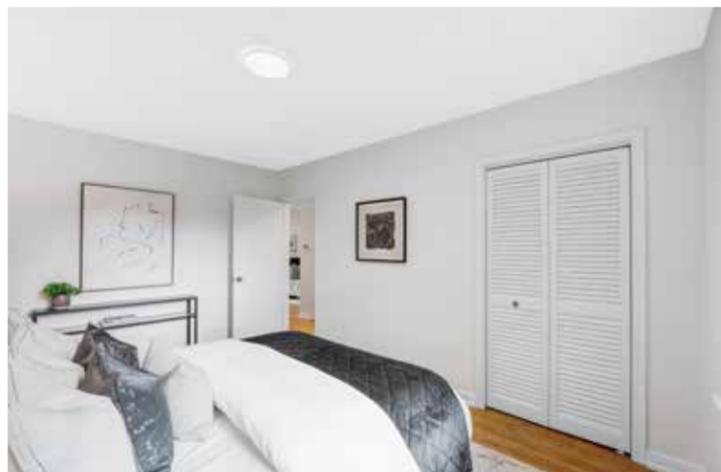


ADDITIONAL INFO

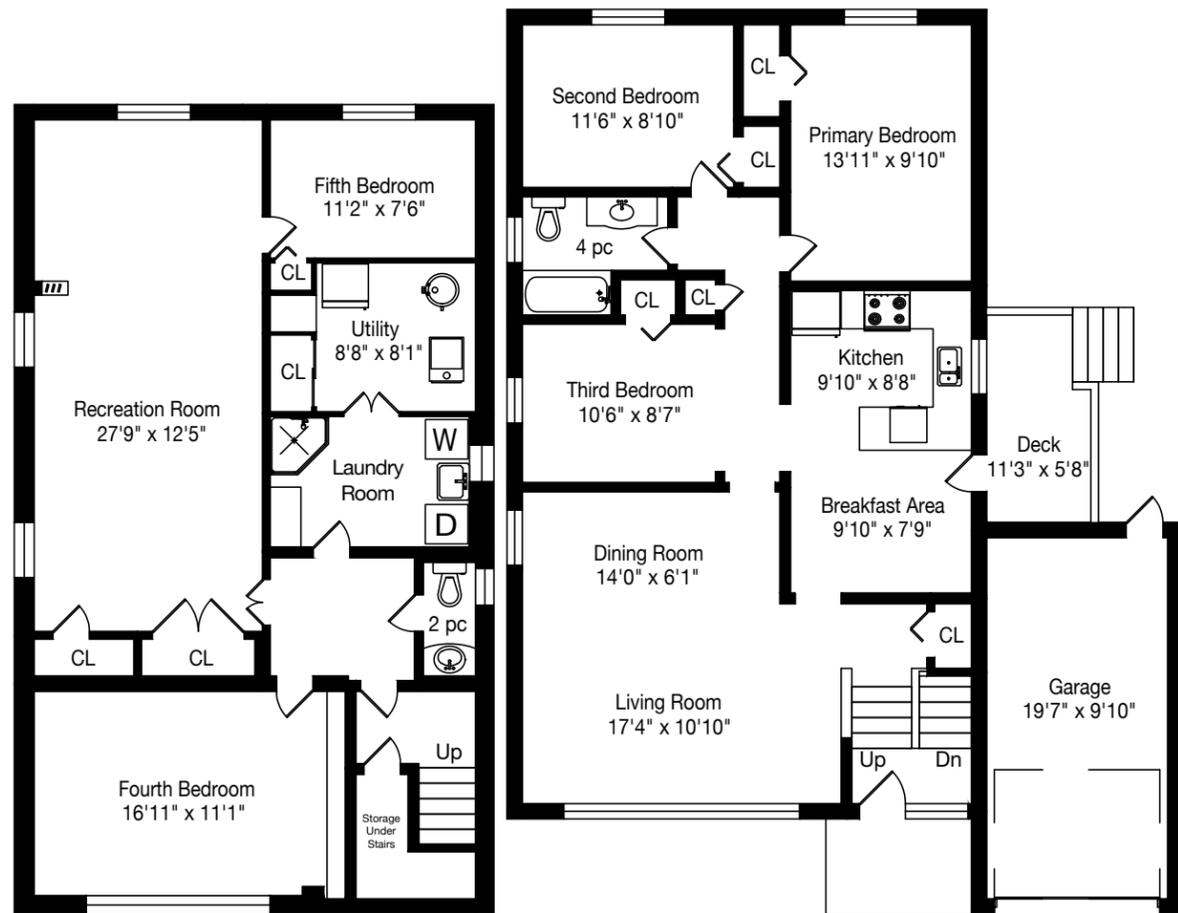
- Property Taxes:** \$7,804.80 (Annual in 2025)
- Lot Size:** 50.25 feet frontage and 134.88 feet depth as per geowarehouse
- Square Footage:** 1,154 sq ft per upper per MPAC, 1,145 sq ft lower and 230 sq ft garage per floor plans
- Possession:** 60 Days/TBD
- Parking:** Single car attached garage plus private drive with parking for 3 cars
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approximately \$75.00/month (2024)
Gas: Approximately \$100.00/month (2024)
Water: Approximately \$90.00/month (2024)
- Inclusions:** Inclusions: Stove (Whirlpool), Refrigerator (Frigidaire), Microwave Dishwasher (Kenmore), Washer (Frigidaire), Dryer (Frigidaire), All Parts of Furnace and Central Air Conditioner, All built-in and attached Shelving, Electrical Light Fixtures, All Existing Window Coverings, Garden Shed, and Garage Door Opener and One Remote
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (Approximately \$24.00 per month)

A Home Inspection Report dated June 6th 2025 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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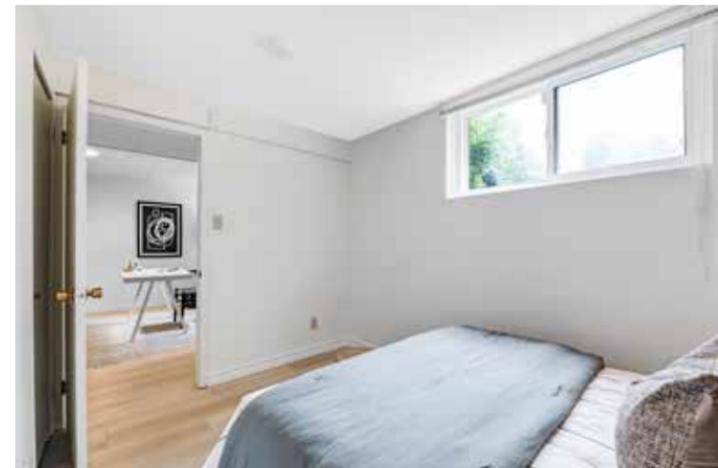






Lower Level
1145 Square Feet

Main Floor
1145 Square Feet
+ 230 Garage







SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Rene Gordon Health and Wellness Academy
Designated Catchment School
Grades PK to 5
20 Karen Rd

George S. Henry Academy
Designated Catchment School
Grades 9 to 12
200 Graydon Hall Dr

Donview Middle Health and Wellness Academy
Designated Catchment School
Grades 6 to 8
20 Evermede Dr

ÉS Étienne-Brûlé
Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Jeanne-Lajoie
Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Other Local Schools

Broadlands Public School
Grades K to 5
106 Broadlands Blvd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Laurentide Park
110 Laurentide Dr
5 mins

Sandover Park
10 Sandover Dr
5 mins

5 mins

Graydon Hall Park
150 Graydon Hall Dr
6 mins

6 mins

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 5 Tennis Courts
- 2 Ball Diamonds
- 1 Sports Field
- 1 Splash Pad
- 1 Sports Court
- 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 26 minute walk away.

Nearest Rail Transit Stop
Don Mills Station

Nearest Street Level Transit Stop
York Mills Rd At Lochinvar Cres

2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.33km.

North York General Hospital
4001 Leslie St

Fire Station
143 Bond Ave

Police Station
50 Upjohn Rd

HoodQ

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27 FENELON DRIVE



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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