

THE MILLS TEAM  
is proud to present

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# 6 LYNN GATE CRESCENT







## WELCOME HOME

- Well maintained 3+1 bedroom, 3 bathroom home provides space, functionality, and comfort on a quiet family friendly street
- The bright living room with large picture windows and a wood burning fireplace offers a great place to relax and unwind which is conveniently open to the dining room
- The lofted ceiling makes the home feel inviting and airy
- The three main floor bedrooms offer ample space and natural light, including a large primary suite with its own private two-piece ensuite and easily fits a King-sized bed
- Downstairs is an amazing, finished basement with a large bedroom, bathroom, two living spaces, and lots of additional storage
- The basement is ideal for a home office space, a gym, a guest suite, or cozy family room
- Separate side entrance makes it perfect for multi-generational living, guests or even a potential basement apartment
- Enjoy outdoor living in the backyard, complete with room to garden, relax, or play
- This home is conveniently located close to the TTC/Subway, Hwy 401/404/DVP, Fairview Mall, many restaurants and Costco
- Short walk to Lynn Gate Park and school
- A rare opportunity to own a great home owned by the same family for over 40 years!



## RECENT IMPROVEMENTS AND RENOVATIONS:

- Professionally painted throughout (2025)
- New vinyl kitchen flooring (2025)
- New broadloom in basement (2025)
- Replaced furnace (2020)
- Replaced air conditioner (2020)
- Updated electrical to 200 amp service (2020)





## ADDITIONAL INFO

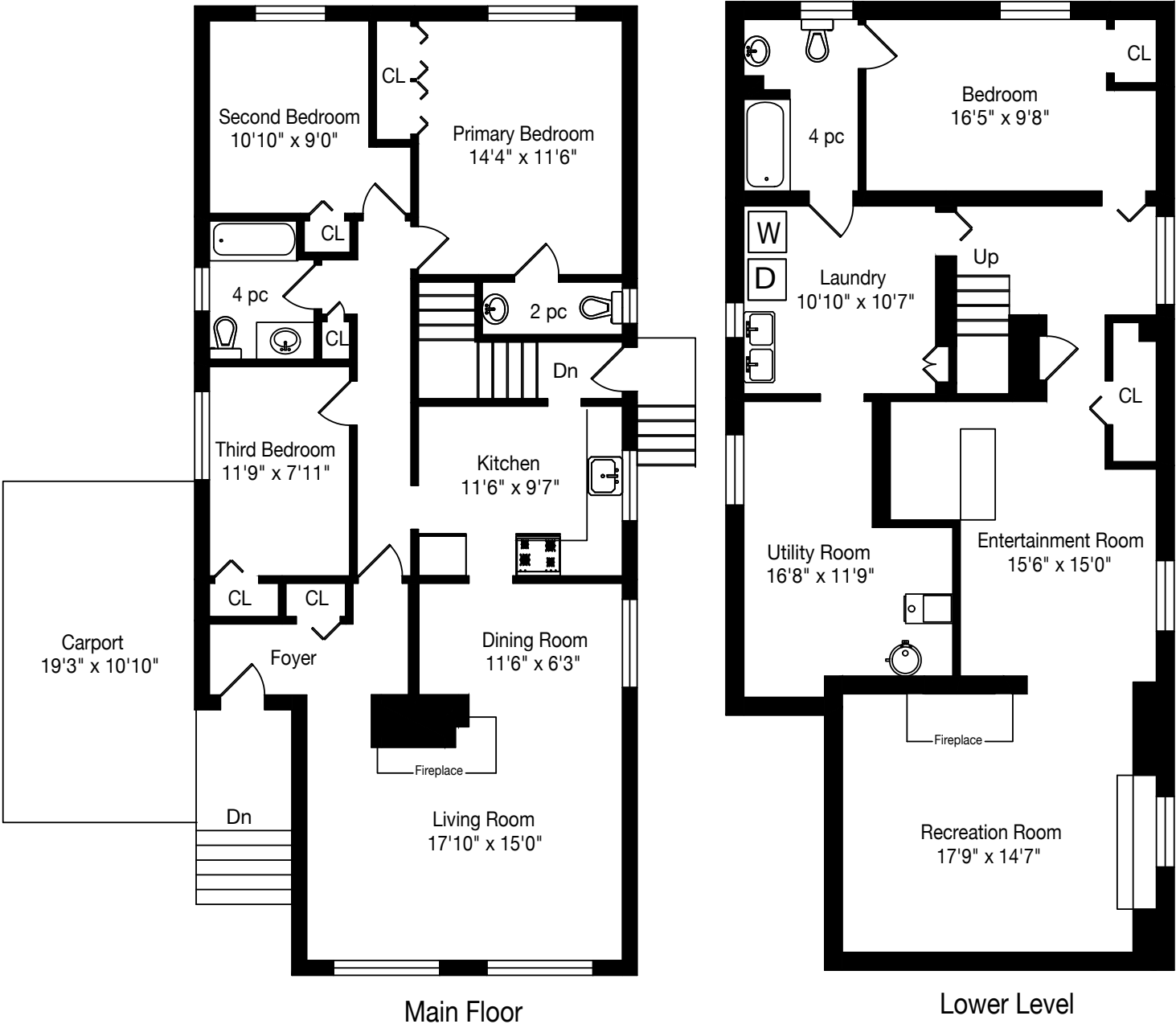
<b>Property Taxes:</b>	\$5,218.28 (Annual in 2025)
<b>Lot Size:</b>	43.21 feet x 123.24 feet (East: 116.95' / Rear: 43.31')
<b>Parking:</b>	Carport parking for one car with a private driveway and parking for two cars
<b>Square Footage:</b>	1,303 sq ft as per MPAC
<b>Possession:</b>	30-60 Days or to be arranged
<b>Heating:</b>	Forced air gas furnace and central air conditioning
<b>Utility Costs:</b>	<i>Hydro:</i> Approx. \$125/month (2024-2025) <i>Water:</i> Approx. \$33/month (2024-2025) <i>Gas:</i> Approx. \$104/month (2024-2025)
<b>Inclusions:</b>	Refrigerator (Kenmore), Stove/Oven (G.E.), Dishwasher (Kenmore), Microwave (G.E.), Washer (Kenmore) and Dryer (G.E.), Basement Fridge (Kenmore), Chest Freezer (Beaumarck), All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, City of Toronto Garbage and Recycling Bins
<b>Exclusions:</b>	None

A Home Inspection Report dated June 11, 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.

E & OE











## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



**Lynngate Junior Public School**  
Designated Catchment School  
Grades PK to 6  
129 Cass Ave

**Stephen Leacock Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
2450 Birchmount Rd

**John Buchan Senior Public School**  
Designated Catchment School  
Grades 7 to 8  
2450 Birchmount Rd

**ÉE Laure-Rièse**  
Designated Catchment School  
Grades PK to 6  
339 Alton Towers Cir

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



**Lynngate Park**  
133 Cass Ave  
A B C D E

2 mins

**Vradenberg Park**  
40 Vradenburg Cres  
A B C D E

8 mins

**Scarden Park**  
1649 Warden Ave  
A B C

4 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
6 Playgrounds      3 Sports Fields  
2 Basketball Courts      2 Sports Courts  
6 Ball Diamonds      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 4 minute walk away and the nearest rail transit stop is a 22 minute walk away.

**Nearest Rail Transit Stop**  
Agincourt GO

**Nearest Street Level Transit Stop**  
Sheppard Ave East At Aragon Ave

4 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.88km.

**Scarborough Health Network - Birchmount Campus**  
3030 Birchmount Rd

**Fire Station**  
2340 Birchmount Rd

**Police Station**  
50 Upjohn Rd

HoodQ

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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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6Lynngate.com

**ROYAL LEPAGE** **Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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