

THE MILLS TEAM
is proud to present

16 REVCOE DRIVE



16Revcoe.com



WELCOME HOME

- A well-loved and carefully re-designed side-split home expanded with an extensive rear addition to meet today's needs, on a beautiful ravine lot
- An oversized primary bedroom suite with walk-in closet, skylight and rare ensuite washroom
- Flexible 4th bedroom or private office retreat ideal for a quiet place to work from home
- Convenient side door entrance to spacious mudroom with multiple closets and main floor powder room
- Open concept layout with renovated kitchen and bright eating area flowing to the main floor family room
- Picture windows provide year-round breathtaking views of the ravine
- Extensive rear deck and play space is ideal for entertaining and family fun
- Gas line for BBQ
- 3 Fireplaces
- Lower-level recreation room provides addition living space and an abundance of storage space
- Professionally landscaped designed for maximum enjoyment and minimal maintenance
- A quiet family friendly street that only circles back on itself without any through traffic
- A special community nestled in the heart of Willowdale
- Have the best of both worlds. Feel like you are in the country with the conveniences of the shops and restaurants on Yonge St. and the Finch Subway Station just a quick walk away
- Take advantage of sought-after schools
- At the end of the street you can hop on the bus in either direction and access trails ideal for walking, running and biking
- This is the home that you have been waiting for!





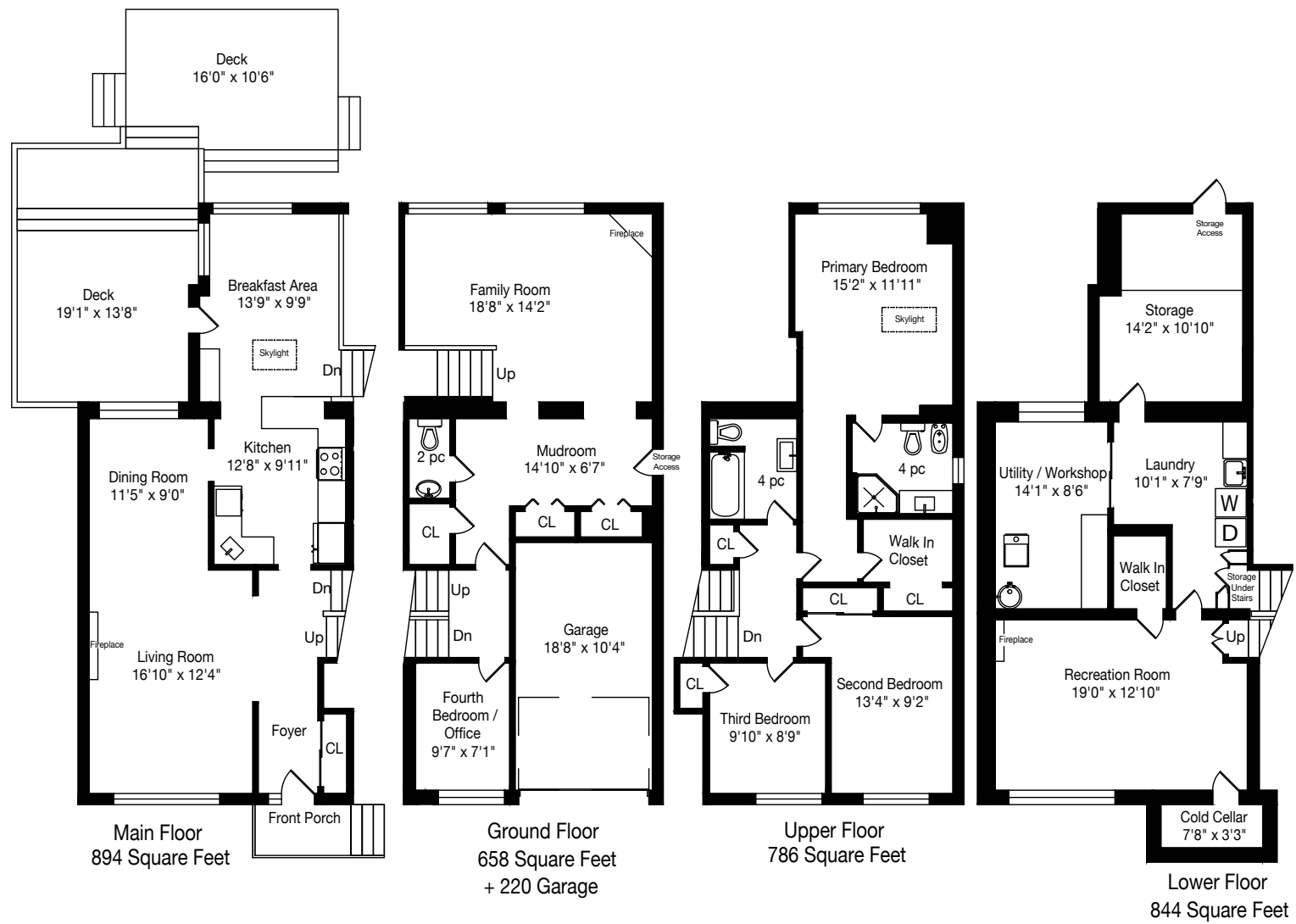
ADDITIONAL INFO

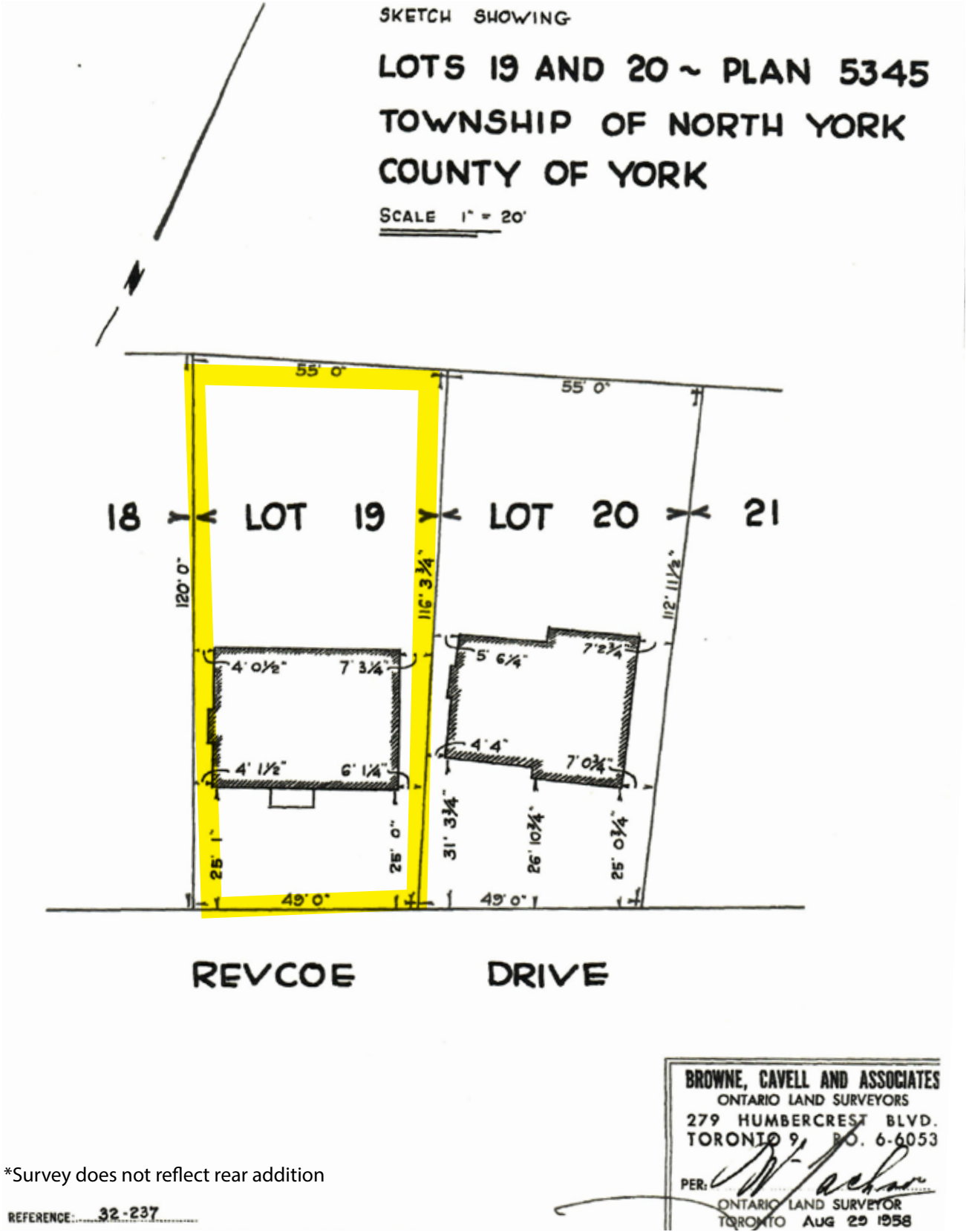
- Property Taxes:** \$8,392.99 (Annual in 2025)
- Lot Size:** 49 feet x 116.31 feet (West: 120' / Rear: 55')
- Parking:** Built-in single car garage plus private driveway with parking for 4 cars
- Possession:** 60-90 Days/TBD
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Electricity:* Approx. \$75/month (2024)
Gas: Approx. \$83/month (2024)
Water: Approx. \$59/month (2024)
- Inclusions:** Stainless steel Kitchen appliances - Samsung refrigerator/freezer, Samsung stove, Bosch dishwasher and built-in GE microwave. Kenmore washer and dryer, all electric light fixtures, all window coverings, all drapery tracks and rods, all built-in and attached shelving, all attached speakers, one attached wall mount, security system and all related equipment (monitoring extra), Honeywell safe, all parts of gas furnace and central air conditioner, exterior gas line hookup for BBQ, garage door opener and two remotes, water tap and garden hose in garage and City of Toronto garbage and recycling containers
- Exclusions:** Attached TV in family room
- Rental Equipment:** Hot water tank (approx. \$24.90/month)



A Home Inspection Report dated June 16, 2025, and Building Potential Report are available for your convenience and information purposes only. Any reliance on these Reports and their contents is at the Buyer's own discretion.

E & OE





COMMUNITY SCHOOLS

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

JK-05	Lillian Public School	416-395-2660
	1059 Lillian Street	
6-8	Cummer Valley Middle School	416-395-2260
	70 Maxome Avenue	
9-12	Newtonbrook Secondary School	416-395-3280
	155 Hilda Avenue	

French Immersion
www.tdsb.on.ca

SK-8	Lester B Pearson Elementary School	416-395-2656
	7 Snowcrest Avenue	
9-12	Newtonbrook Secondary School	416-395-3280
	155 Hilda Avenue	

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

JK-8	Blessed Trinity	416-393-5289
	3205 Bayview Avenue	
9-12	St. Joseph's Morrow Park Cath. S.S. (Girls)	416-393-5516
	3379 Bayview Avenue	
9-12	Brebeuf College (Boys)	416-393-5508
	211 Steeles Avenue East	

Toronto Private Schools
www.edu.gov.on.ca/eng/general/elemsec/privsch

PS-8	Central Montessori School	416-250-1022
	157 Willowdale Ave	
PS-8	Toronto French Montessori School	416-250-9952
	432 Sheppard Ave. E.	

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



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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. * Sales Representative