

THE MILLS TEAM

is proud to present

28 GREENDOWNS DRIVE



28Greendowns.com



WELCOME HOME

- A meticulously maintained 4-bedroom backsplit offering nearly 2,000 sq ft of thoughtfully designed living space
- This solid home is perfect for families, investors, or multi-generational living
- Located on a quiet, family-friendly street, this sun-filled 4-bedroom backsplit offers spacious rooms, hardwood floors, and a versatile layout
- The main level features a bright formal living and dining area, perfect for hosting gatherings or special occasions
- The large eat-in kitchen provides plenty of storage and countertop space, with room for a breakfast table—ideal for casual everyday dining
- The family room offers a warm and inviting atmosphere with a gas fireplace that suits both family living and entertaining
- The side entrance with the main floor bedroom and full bathroom create potential for a spacious basement apartment or in-law suite
- The basement includes a large recreational space, a full eat-in kitchen, a wet bar, another full washroom, and a 5th bedroom
- There's also has a two-car garage with parking for two additional cars in the driveway for four spaces in total
- Real pride of ownership throughout, the home was immaculately kept by long-time owners—move-in ready or renovate to make it your own
- Situated in a well-established community, just minutes to TTC, the Eglinton Go Station, parks, shopping, and the Bluffs, plus access to Kingston Rd and downtown Toronto





ADDITIONAL INFO

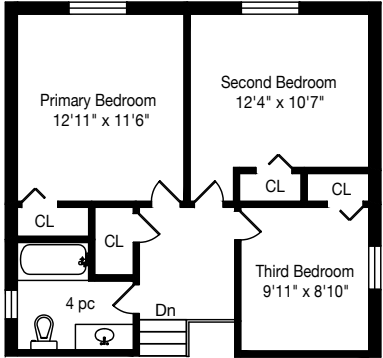
Property Taxes:	\$4,863.86 (Annual in 2025)
Lot Size:	45.17 feet x 110.80 feet
Parking:	Built-in two car garage with private driveway and parking for two cars
Square Footage:	1,966 sq ft upper with 1,423 sq ft lower per floor plans
Possession:	30 -60 Days or to be arranged
Heating:	Forced air gas furnace and central air conditioning
Utility Costs:	Hydro: Approx. \$89.00/month (2024-2025) Gas: Approx. \$153.00 /month (2024-2025)
Inclusions:	Refrigerator (Kenmore), Stove/Oven (Kenmore), Hood Exhaust (NuTone), Washer (G.E.), Dryer (Beaumarck)), Basement Fridge (Westinghouse), All Built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds, City of Toronto Garbage and Recycling Bins
Exclusions:	None
Rental Equipment:	None

A home inspection report dated June 19, 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.

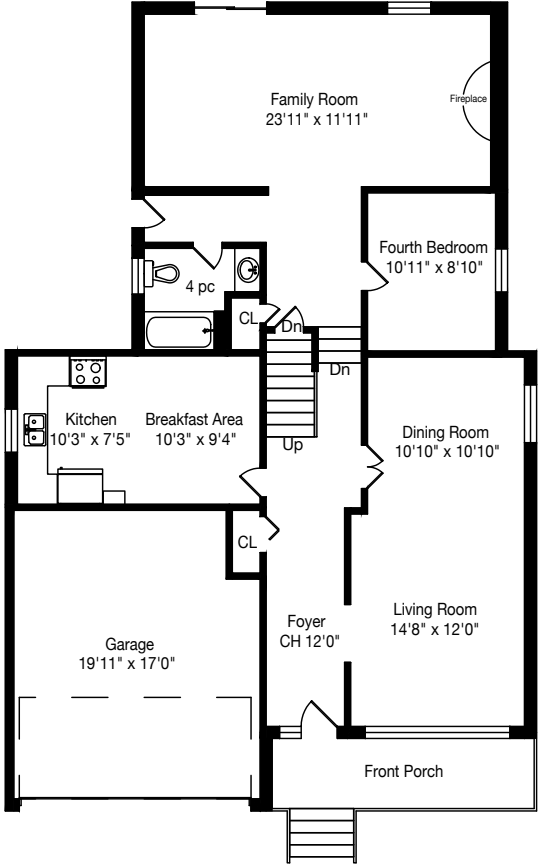
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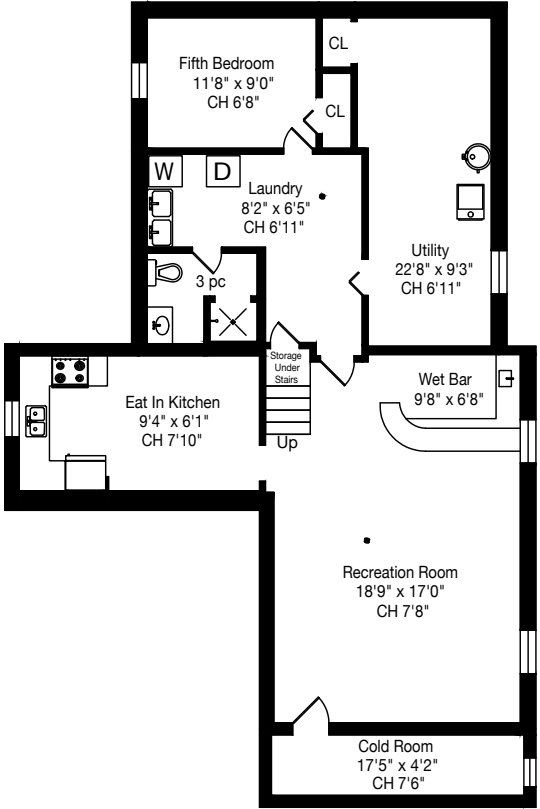




Second Floor
626 Square Feet



Main Floor
1340 Square Feet
+ 357 Garage



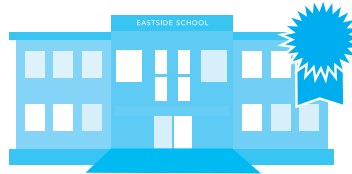
Lower Level
1423 Square Feet





SCHOOLS

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



Mason Road Junior Public School
Designated Catchment School
Grades PK to 6
78 Mason Rd

Bliss Carman Senior Public School
Designated Catchment School
Grades 7 to 8
10 Bellamy Rd S

Sir Wilfrid Laurier Collegiate Institute
Designated Catchment School
Grades 9 to 12
145 Guildwood Pkwy

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

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.



Mason Road Park
11 Stanland Dr
2 mins

Lochleven Park
50 Lochleven Dr
3 mins

2 mins

Scarborough Village Recreation Centre
3600 Kingston Rd

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|-----------------------------|
| 2 Playgrounds | 1 Community Centre |
| 1 Rink | 1 Sports Court |
| 2 Ball Diamonds | 1 Trail |
| 1 Sports Field | 1 Arts/Performance Facility |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 11 minute walk away.

Nearest Rail Transit Stop
Eglinton GO
11 mins

Nearest Street Level Transit Stop
Kingston Rd At Parkcrest Dr
3 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 4.42km.

Scarborough Health Network - General Campus
3050 Lawrence Ave E

Fire Station
116 Dorset Rd

Police Station
2222 Eglinton Ave E



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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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