

THE MILLS TEAM

is proud to present

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51 COLDSTREAM  
AVENUE



[51Coldstream.com](http://51Coldstream.com)



## WELCOME HOME

- Enjoy quiet peaceful ravine style living surrounded by trees
- Fully renovated home with cape cod style, private driveway and attached garage
- Open concept layout provides excellent flow for family living and entertaining
- Walk-out basement takes full advantage of the stunning backyard
- Excellent nanny / in law potential with separate entrance, 2 bedrooms and 2 washrooms on the lower level
- Walk to all of the shops and restaurants that Avenue Road has to offer
- Easy access downtown
- Highly sought after public school district
- Walking distance to Havergal College and John Ross Robertson Junior Public School



## OVER \$150,000 SPENT ON UPDATES & IMPROVEMENTS BY CURRENT OWNERS IN 2024:

- Full roof replacement
- New eavestroughs and downspouts
- New R60+ cellulose insulation in attic
- New 3 ton York air conditioner
- New owned Navien tankless hot water heater with recirculation system
- Upgraded main floor and lower level washrooms with many new vanities, toilets and faucets
- New hardwood floors on main and second floor
- Premium wool carpet runner on both staircases
- New CorkWood floors in lower level bedrooms and laundry room
- Completely renovated laundry room including new Miele washer and dryer
- Installed California Closets in primary and fourth bedrooms
- New motorized blinds installed in living/dining room, office and primary bedroom
- Many new light fixtures including ceiling fans in primary and second bedroom on second floor
- Interior painting throughout
- New front and back doors with multi-point locking systems
- New garage door with electric opener and two remotes
- Repaired exterior stucco
- Professional arborist removed and/ trimmed several trees as needed





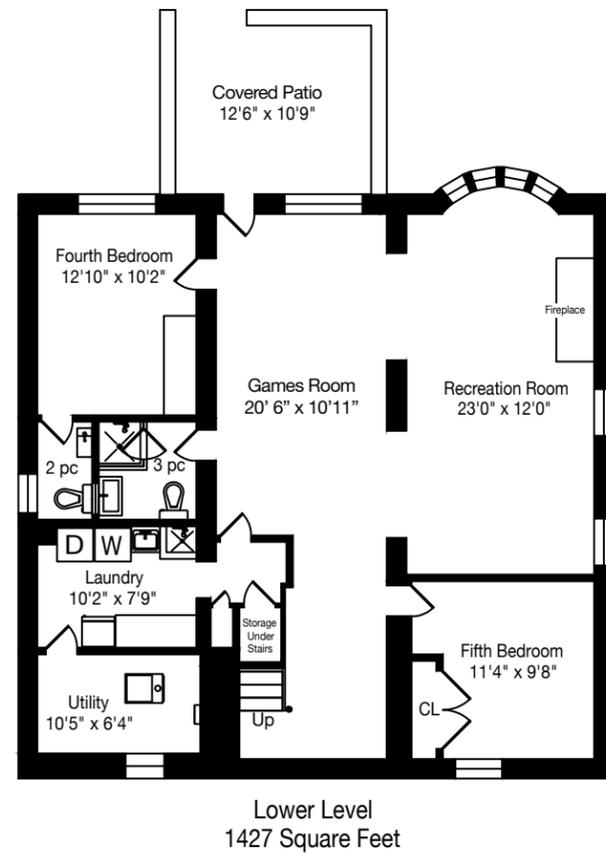
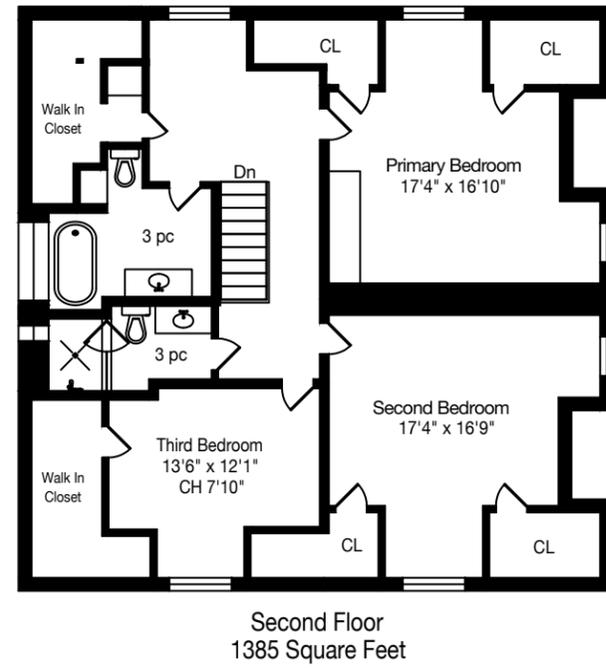
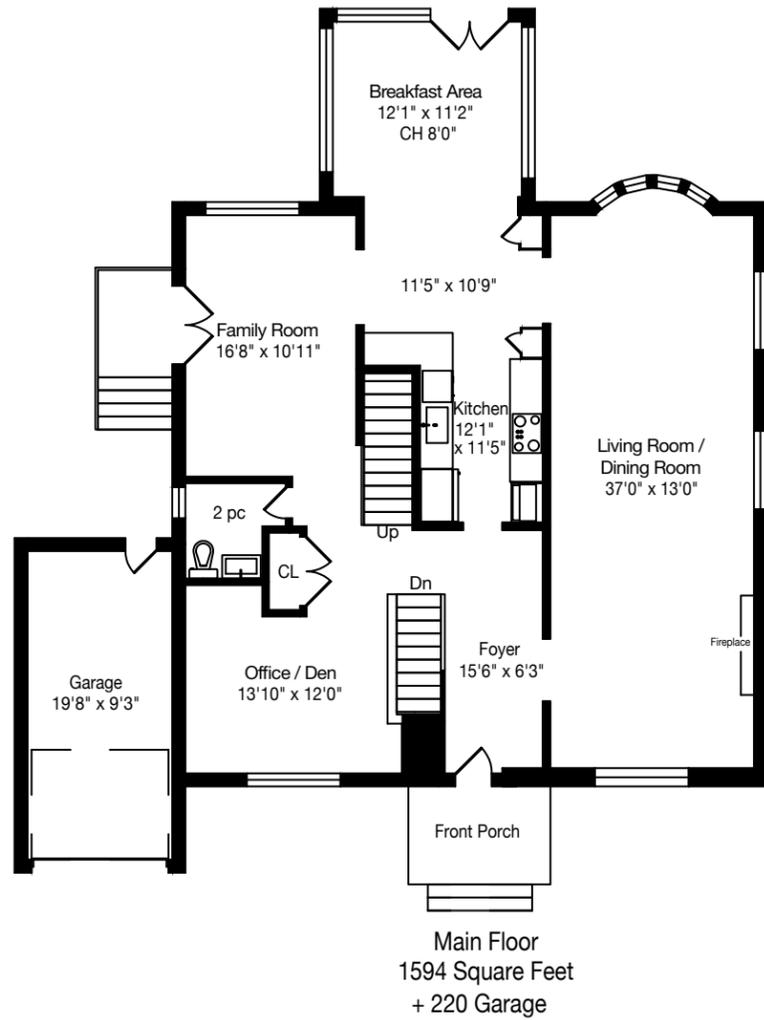
## ADDITIONAL INFO

- Property Taxes:** \$19,553.47 (Annual in 2025)
- Lot Size:** 66.20 feet x 145.92 feet  
(North: 160.83' / Rear: 65.83')
- Parking:** Attached single car garage plus private driveway with parking for 2 cars
- Possession:** 60 Days/TBA
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs :** *Electricity:* Approx. \$122/month (2024-2025)  
*Gas:* Approx. \$87/month (2024-2025)  
*Water:* Approx. \$35/month (2024-2025)
- Inclusions:** Miele panelled refrigerator/freezer, Stainless Steel Miele oven, Miele cooktop, Stainless Steel Miele exhaust hood, Stainless Steel Miele built-in microwave and Miele panelled dishwasher. Frigidaire freezer in laundry room, Miele washer and dryer, all electric light fixtures, all window coverings, all drapery tracks and rods, all built-in and attached shelving, mirror in lower level games room (note: the stone wall does not continue behind mirror), all parts of gas furnace and central air conditioner, hot water tank with recirculation system, Ring doorbell and all related equipment, security system and all related equipment (monitoring extra), inground sprinkler system and all related equipment, electric garage door opener and two garage remotes and City of Toronto garbage and recycling containers
- Exclusions:** Mirror in lower level 2-piece ensuite washroom

A Home Inspection Report dated July 29, 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 excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### John Ross Robertson Junior Public School

Designated Catchment School  
Grades PK to 6  
130 Glengrove Ave W

### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Drive

### ÉÉ Mathieu-da-Costa

Designated Catchment School  
Grades PK to 6  
116 Cornelius Pkwy

### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

### Bannockburn Public School

Grades PK to 3  
12 Bannockburn Ave

## 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.



### Lytton Park

200 Lytton Blvd

5 mins

### Otter Creek Centre

140 Cheritan Ave

8 mins

### Phil Givens Park

99 Caribou Rd

5 mins

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds      3 Tennis Courts  
2 Rinks              2 Outdoor Games Facilities

## 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 19 minute walk away.

**Nearest Rail Transit Stop**  
Lawrence Station        
19 mins

**Nearest Street Level Transit Stop**  
Avenue Rd At Otter Cres        
2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.97km.

**Sunnybrook Health Sciences Centre - Bayview Campus**  
2075 Bayview Ave

**Fire Station**  
476 Lawrence Ave W

**Police Station**  
75 Eglinton Ave W



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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