

THE MILLS TEAM

is proud to present

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363 ELLIS PARK  
ROAD



[363EllisPark.com](http://363EllisPark.com)



## WELCOME HOME

- This private and charming enclave is one of Toronto's best kept secrets
- Opportunity to further update, enlarge, or build-new on this west-facing lot.  
*(Professional Planner's "Building Potential Report" available.)*
- The quiet storybook setting offers the best of both worlds. A rare blend of privacy and convenience
- Just steps to High Park and all that Bloor West Village has to offer with its shops, restaurants and conveniences
- Walk to the Bloor Street Subway
- Easy access to downtown and out of town
- Reminiscent of an English Cottage, charm exudes from the wood features, wood burning fireplaces, stone patios and enchanting gardens
- Open concept main floor and large renovated kitchen are ideal for entertaining
- Three spacious bedrooms and two full washrooms
- High unspoiled basement offers endless possibilities for additional living space
- Two car parking
- This is your opportunity to own a piece of tranquility in the heart of the city



## ADDITIONAL INFO

- Property Taxes:** \$11,137.89 (Annual in 2025)
- Lot Size:** 45' x 121' 7"  
136' on North Side
- Parking:** Private driveway parking for 2 cars
- Square Footage:** 2,190 sq ft per the floor plans
- Possession:** 120 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Inclusions:** KitchenAid refrigerator, Whirlpool gas stove, Venmar hood exhaust, Whirlpool dishwasher, Electrolux washer and dryer, all built-in and attached shelving, all electric light fixtures (except excluded below), all blinds, drapery tracks/rods, all parts of gas furnace and central air conditioner, hot water tank, City of Toronto garbage and recycling containers
- Exclusions:** Dining room light fixture and drapes in the living room and front foyer
- Rental Equipment:** None

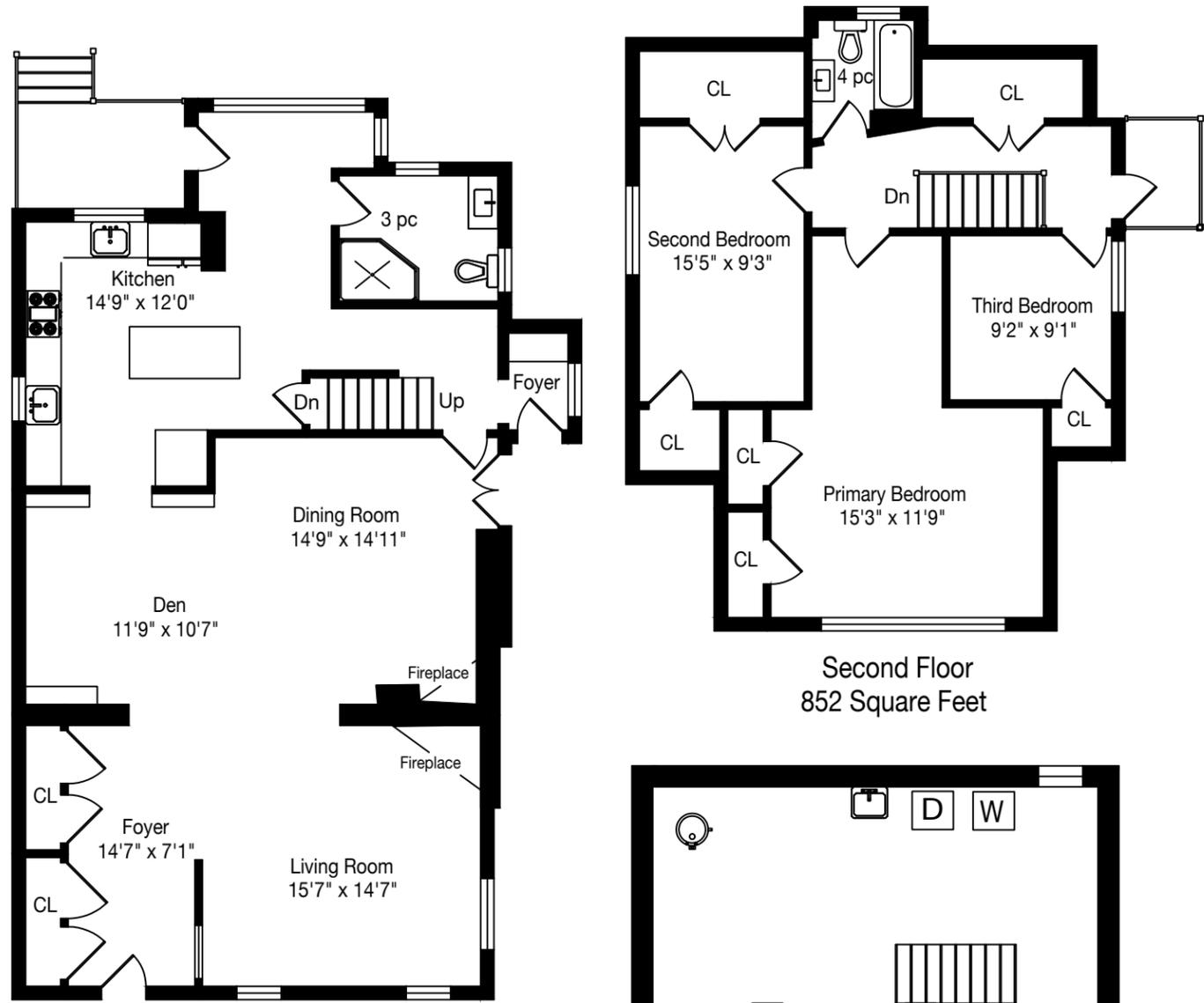
## RECENT IMPROVEMENTS & RENOVATIONS:

- Renovated kitchen (2019)
- Renovated downstairs bathroom (2019)
- Sanded all hardwood floors (2019)
- Basement floor resurfaced (2019)

A Home Inspection Report dated September 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.

E & OE





Main Floor  
1338 Square Feet

Second Floor  
852 Square Feet

Lower Level  
770 Square Feet





## SCHOOLS

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



### Humberside Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
280 Quebec Ave

### Swansea Junior and Senior Public School

Designated Catchment School  
Grades PK to 8  
207 Windermere Ave

### ÉÉ Charles-Sauriol

Designated Catchment School  
Grades PK to 6  
55 Pelham Ave

### ÉS Toronto Ouest

Designated Catchment School  
Grades 7 to 12  
330 Lansdowne Ave

### Other Local Schools

#### Ursula Franklin Academy

Grades 9 to 12  
146 Glendonwynne Rd

### Karen Kain School of the Arts

Grades 6 to 8  
60 Berl Ave

### The Grove Community School

Grades PK to 6  
108 Gladstone Ave

## PARKS & REC

This home is located in park heaven, with 4 parks and 45 recreation facilities within a 20 minute walk from this address.



### High Park

1873 Bloor St W



### Neil McLellan Park

263 Beresford Ave



### Kennedy - Margdon Parkette

40 Margdon Rd



### FACILITIES WITHIN A 20 MINUTE WALK

- |                  |                             |
|------------------|-----------------------------|
| 7 Playgrounds    | 1 Sports Court              |
| 1 Dog Park       | 2 Outdoor Games Facilities  |
| 1 Pool           | 1 Botanical Garden          |
| 3 Rinks          | 1 Zoo                       |
| 18 Tennis Courts | 1 Trail                     |
| 3 Ball Diamonds  | 1 Arts/Performance Facility |
| 2 Splash Pads    |                             |

## 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 4 minute walk away.

 **Nearest Rail Transit Stop**  
High Park Station



 **Nearest Street Level Transit Stop**  
Bloor St West At Clendenan Ave



## 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 2km.

 **St Joseph's Health Centre**  
30 The Queensway

 **Fire Station**  
83 Deforest Rd

 **Police Station**  
2054 Davenport Rd

HoodQ

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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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363EllisPark.com

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

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