

THE MILLS TEAM

is proud to present

7 CHIMES

LANE





WELCOME HOME

Not your typical townhouse. Chimes hits all the right notes.

With its extra-wide floor plan, generous square footage (2,391 total), and abundant living space, this executive freehold townhouse feels more like a detached home than anything else.

Beautifully updated with over \$140,000 in owner updates, the interiors are equal parts polished and practical – big sunny windows, thoughtfully designed closet built-ins, and freshly renovated washrooms (two of the four!) make everyday living feel elevated. Bask in the luxuries of wood flooring throughout, popcorn free ceilings everywhere and ample pot lights.

The open-concept kitchen, dining and living level is ideal for gatherings – wide, bright, and inviting – with a centre island, new appliances and a walkout to your west-facing deck complete with gas line for never-ending-summer BBQs.

Upstairs, a king-sized primary retreat offers two closets and a spa-inspired ensuite, while two additional bedrooms keep family or guests comfortably close. A main floor den doubles beautifully as a home office or fourth bedroom, and the finished lower level adds that rarely found, extra living space you'll wonder how you ever lived without.

A low-maintenance lifestyle awaits – with a double car garage and direct entry, you'll unload groceries (and kids) straight into the main level, rain or shine. And forget about shovels or lawn mowers – a modest monthly fee takes care of it all!

Fall in love with this well-managed community with kind neighbours, visitor parking, and a park and playground just around the corner to round out the wish list.

Perfectly positioned in South Etobicoke only moments to the charming shops and restaurants on The Queensway, plus GO Train, Sherway Gardens, Waterfront Trail in Mimico, groceries, library and all the highways and byways.

OVER \$140,000 SPENT ON UPGRADES AND RENOVATIONS

- Professional interior painting (2025)
- New kitchen appliances (2025)
- Upstairs bathrooms renovated - ensuite and main washroom (2024)
- Front porch area re-done and stones placed (2023)
- New powder room toilet (2022)
- Stair runners added through the house (2022)
- New air conditioning unit installed (2022)
- Deck relined with duradeck, 10 year warranty (2020)
- Popcorn ceilings removed (2017, 2023)
- Hardwood floors installation (2017)
- Built in closets in all upstairs bedrooms
- Various pot lights replaced



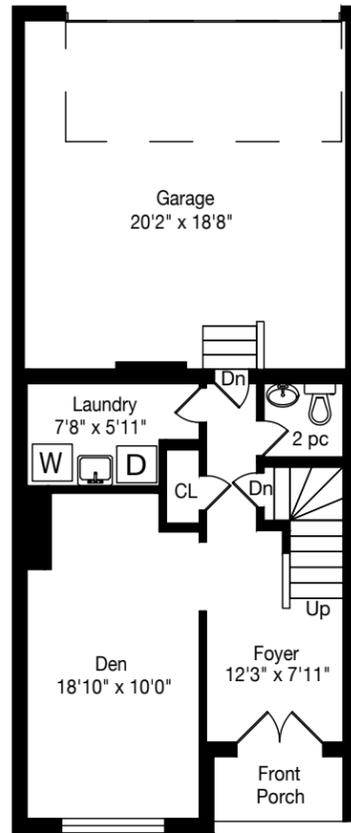
ADDITIONAL INFO

- Property Taxes:** \$5,670.73 (Annual in 2025)
- Possession:** 60-90 Days/TBD
- Parking:** Built-in garage with parking for 2 cars
- Square Footage:** 1,980 sq ft per MPAC, 2,391 total per floor plans
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approximately \$147.00/month (2024)
Water: Approximately \$137.00/month (2024)
Gas: Approximately \$84.00/month (2024)
- Inclusions:** Stove (Frigidaire), Refrigerator (LG), Hood Exhaust (Hauslane), Dishwasher (Bosch), Washer (Samsung) & Dryer (Samsung), Television Wall Mounts (3), All Parts of Furnace and Central Air Conditioner, All built-in and attached Shelving, Electrical Light Fixtures, All Window Coverings, Garage Shelving, Ceiling Storage and Garage Opener & Remote (1), Security System (monitoring extra) and Exterior Video Doorbell & Rear Security Camera
- Exclusions:** Attached Televisions and Gas BBQ
- Rental Equipment:** Hot Water Tank (\$37.72/month)
- POTL Fee:** \$212.00 (monthly 2025)
- Includes:** Landscaping, snow removal and roadway maintenance
- Property Mngmnt:** First Service Residential
- Property Manager:** Alex Tavares
1-855-244-8854

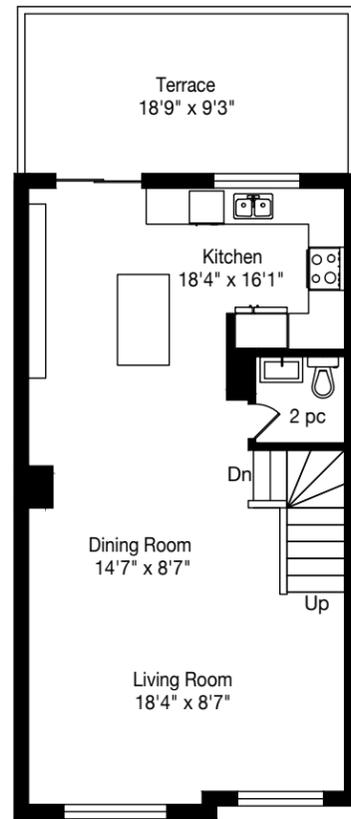
A Home Inspection Report dated October 6th 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

E & OE

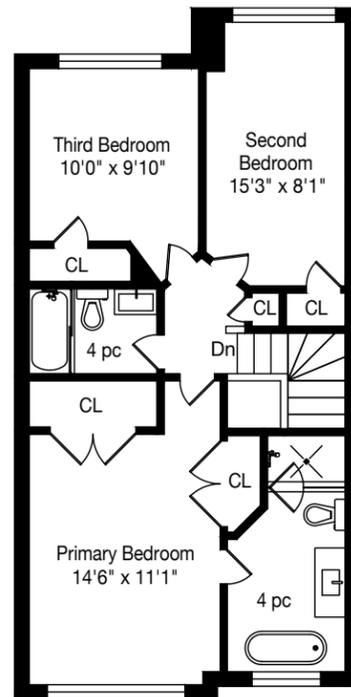




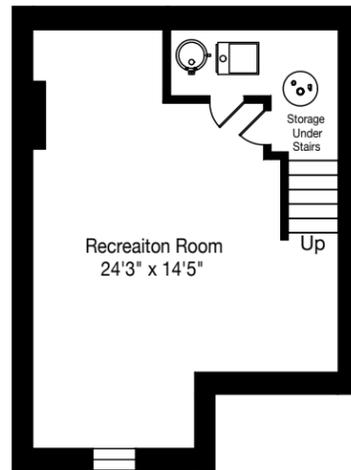
Main Floor
473 Square Feet



Second Floor
711 Square Feet



Third Floor
734 Square Feet



Lower Level
473 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.



Nearby Schools

Norseman Junior Middle School

Designated Catchment School
Grades PK to 8
105 Norseman St

Etobicoke Collegiate Institute

Designated Catchment School
Grades 9 to 12
86 Montgomery Rd

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

ÉE Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

Other Local Schools

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

Etobicoke School of the Arts

Grades 9 to 12
675 Royal York Rd

The Grove Community School

Grades PK to 6
108 Gladstone Ave

PARKS & REC

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



Dalesford Park

255 Dalesford Rd
1 min

<1 min

Grand Avenue Park

1 Grand Ave
1 min

5 mins

Jeff Healey Park

16 Daniels St
4 mins

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 1 Ball Diamond
2 Tennis Courts 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 2 minute walk away, and the nearest rail transit stop is a 16 minute walk away.

Nearest Rail Transit Stop

Mimico GO

16 mins

Nearest Street Level Transit Stop

Grand Ave At Dalesford Rd South Side

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 4km.

St Joseph's Health Centre

30 The Queensway

Fire Station

615 Royal York Rd

Police Station

3699 Bloor St W



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