

THE MILLS TEAM

is proud to present

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41 DENVER  
CRESCENT



41Denver.com



## WELCOME HOME

Welcome home to 41 Denver Crescent - a Rare Henry Farm Ravine Oasis

Here is your unique opportunity to live on one of Henry Farm's most prestigious and tranquil streets. This stunning 4+1 bedroom home is ideal for anyone seeking a serene escape within the city.

The true showstopper is the breathtaking, sun-drenched, south-facing, resort-like backyard. Backing onto a gorgeous ravine, the mature trees and lush gardens create the perfect backdrop to the Gunite pool (solar heated), hot tub, pergola, and expansive stone patio - big enough for an extra-large dining table, casual seating area, and loungers! A fully equipped cabana with a wet bar, fridge, gas BBQ, and TV makes entertaining effortless. Every inch of this beautifully landscaped backyard has been thoughtfully designed for relaxation, luxury, and enjoyment. By night, the landscape glows with thoughtfully placed lighting, turning every evening into something magical. Behind the pool is a hidden lower-level grassy area that is perfect for a playset, soccer practice, or even a putting green!

The open concept main floor features hardwood throughout, an updated kitchen with quartz counters, breakfast bar, and tons of storage! The elegant living room/dining area seamlessly accommodates gatherings of all sizes. Upstairs, you'll find three bedrooms with lots of closet space. The basement is fully finished with a rec room, cozy bedroom with a fireplace, and lots of storage. On ground level, you'll find a large office (or bedroom) with built-ins and a 28-ft family room with a walk-out to your own private backyard oasis. Double car garage plus parking for 4 cars in the driveway.

Henry Farm is one of the most engaged communities you'll find in the city. Community newsletter, events, local school, tennis club, church, neighbourhood watch, all make this community unique. And, you can't beat this location - just steps to transit, GO train, subway, North York General Hospital, Fairview Mall, grocery stores, and the Don Valley trails. Minutes to both 401 and DVP.

This is more than a home - it's a lifestyle. A rare opportunity to own a property where every day feels like a getaway, right in the heart of Henry Farm.



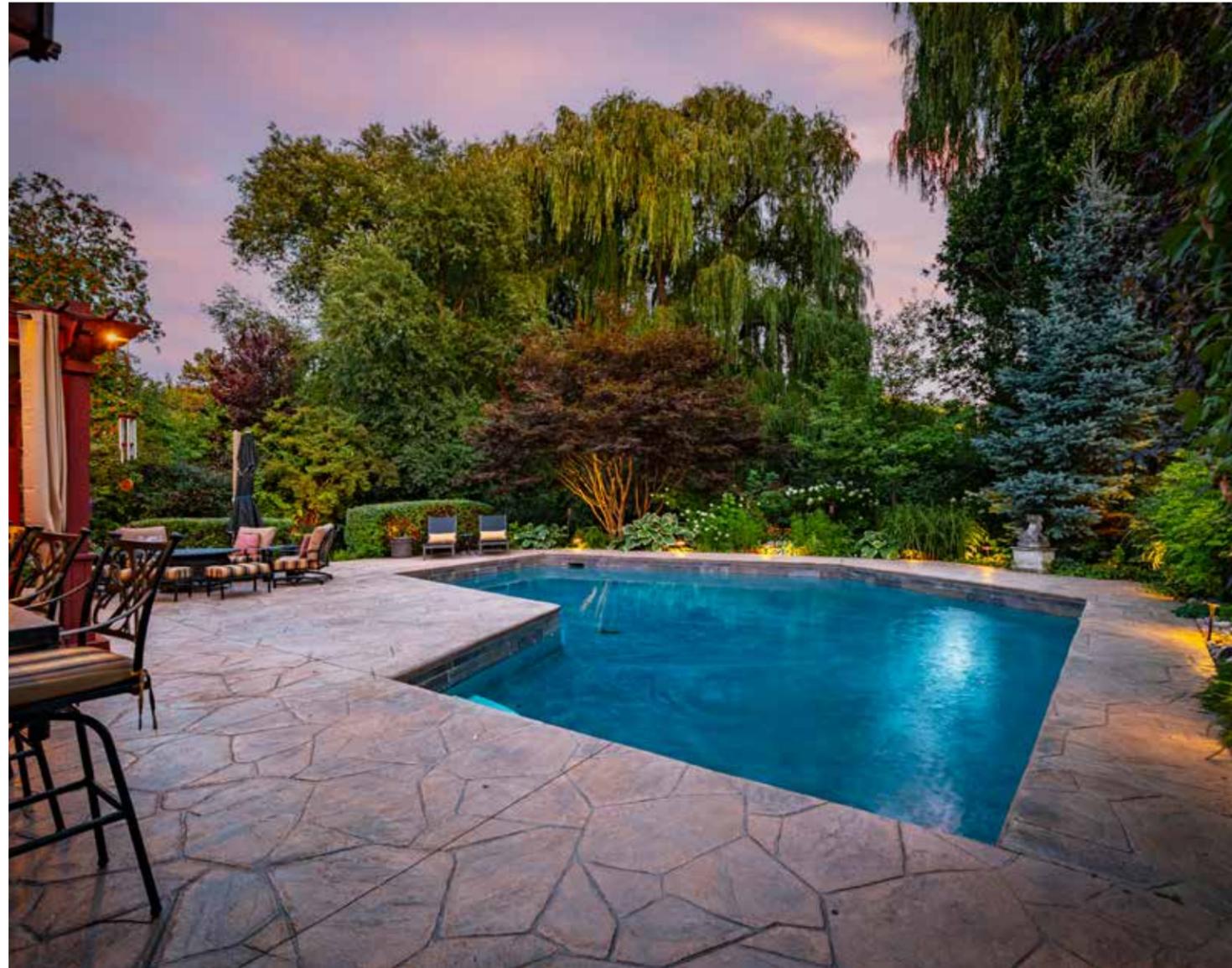
## ADDITIONAL INFO

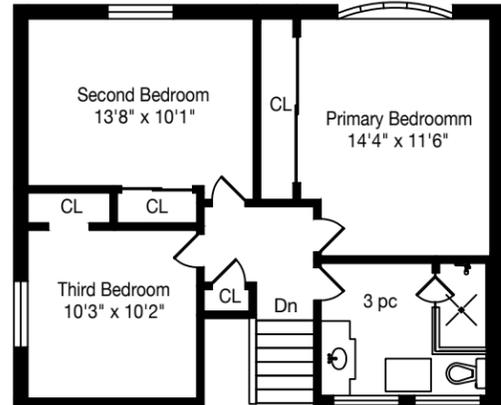
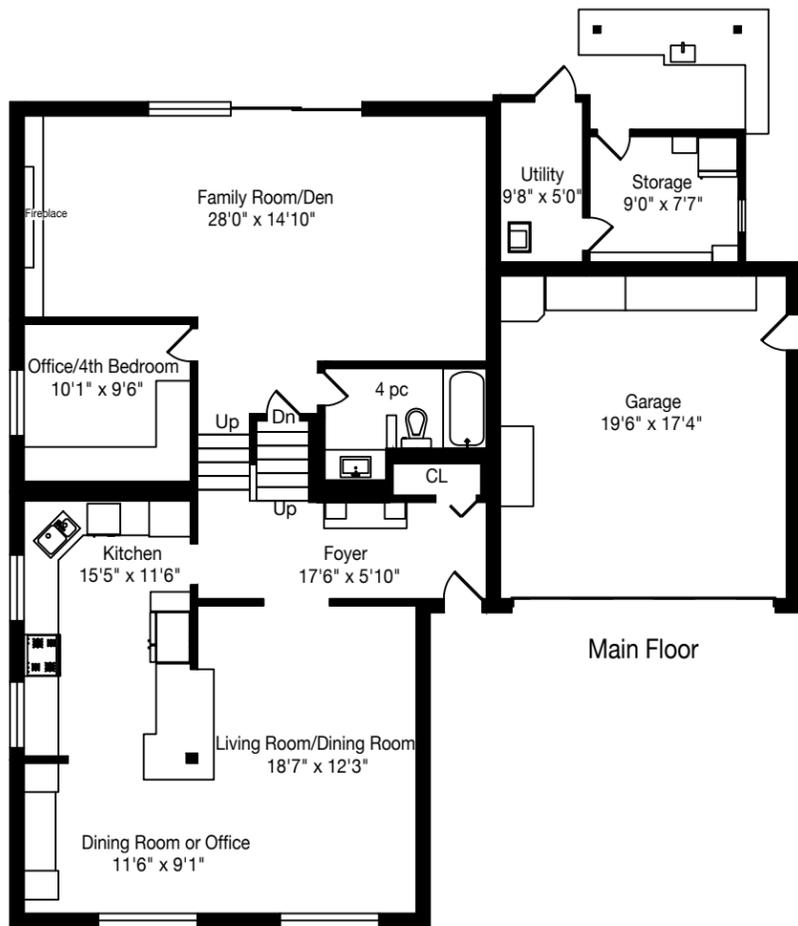
- Property Taxes:** \$8361.74 (Annual in 2025)
- Lot Size:** 68.31 feet x 172.56 feet (West: 161.57' / Rear: 74.96') per Geo Warehouse
- Parking:** Built-in two car garage with private double driveway and parking for four cars
- Square Footage:** 2,337 sq ft as per MPAC
- Possession:** 60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Hydro:* Approx. \$269.00/month (2024-2025)  
*Water:* Approx. \$283.00/month (2024-2025)  
*Gas:* Approx. \$244.00/month (2024-2025)
- Inclusions:** Refrigerator (Samsung), Stove/Oven (KitchenAid), Hood Exhaust (KitchenAid), Dishwasher (Bosch), Built-in Microwave (LG), Washer (Whirlpool) and Dryer (Whirlpool), Basement Fridge In "As Is" Condition (Beaumarck), All Built-ins and Attached Shelving, all Electric Light Fixtures, All Window Blinds and Curtains, Television and Wall Mounts in Cabana, TV Wall Mount in Basement, Cabana Fridge (Eletrolux), Outdoor Speakers and Amplifier, Garage Remote (1), Ring Doorbell Camera, Rogers Home Security System, Attached Gas BBQ (Weber), Solar Panel System For Pool, All Pool Equipment Including Robot Vacuum and Custom Pool Cover, Hot Tub and Equipment, Pergola Screen and Curtains, Inground Sprinklers, Garden Shed, Family Room Custom Area Rug, Outdoor Propane Heater, Outdoor Umbrella, and City of Toronto Garbage and Recycling Bins
- Exclusions:** Downstairs TV, All Outdoor Garden Furniture, All Outdoor Art and Décor Including All Statues and Three Art Pieces Attached to Cabana/ House, Electric Car/Tesla Charger in Garage
- Rental Equipment:** Hot Water Tank (Approximately \$42.74/month) Furnace (Approximately \$84.50/month) AC (Approximately \$84.50/month)

A Home Inspection Report dated October 11, 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.

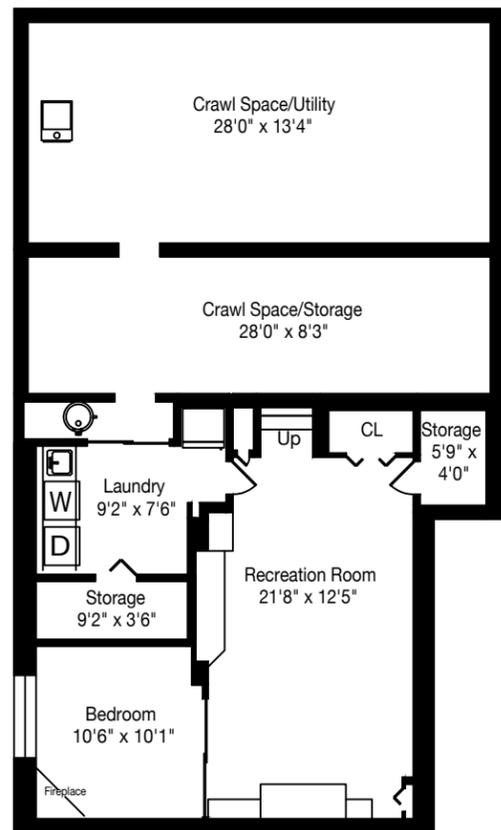
E & OE







Second Floor



Lower Level

**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**

- Shaughnessy Public School**  
Designated Catchment School  
Grades PK to 8  
30 Shaughnessy Blvd
- George S. Henry Academy**  
Designated Catchment School  
Grades 9 to 12  
200 Graydon Hall Dr

- ÉÉ Paul-Demers**  
Designated Catchment School  
Grades PK to 6  
100 Ravel Rd
- ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

**Other Local Schools**

- Lester B. Pearson Elementary School**  
Grades K to 8  
7 Snowcrest Ave

**PARKS & REC**

This home is located in park heaven, with 4 parks and 21 recreation facilities within a 20 minute walk from this address.



- Dallington Park**  
39 Glentworth Rd  
4 mins



- Lescon Park**  
15 Bellbury Cres  
5 mins



- Havenbrook Park**  
15 Havenbrook Ave



**FACILITIES WITHIN A 20 MINUTE WALK**

- 5 Playgrounds
- 4 Tennis Courts
- 4 Ball Diamonds
- 2 Sports Fields
- 1 Sports Court
- 4 Trails

**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 10 minute walk away.

- Nearest Rail Transit Stop**  
Don Mills Station  
10 mins



- Nearest Street Level Transit Stop**  
Sheppard Ave East At Shaughnessy Blvd  
3 mins



**SAFETY**

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2km.

- North York General Hospital**  
4001 Leslie St
- Fire Station**  
255 Esther Shiner Blvd
- Police Station**  
50 Upjohn Rd



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**THE MILLS TEAM**



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