

THE MILLS TEAM

is proud to present

22 BEECHWOOD CRESCENT



22Beechwood.com



WELCOME HOME TO THE COACH HOUSE

- Your opportunity to own and live in a piece of East York history
- Once the Coach House for 20 Beechwood Crescent, the oldest privately owned residence in East York. This was the home of George Taylor, the founder of the Don Valley (now Evergreen) Brickworks
- Reminiscent of a charming English cottage with original pine floors and wood beams
- Former double garage was thoughtfully transformed into a spacious and inviting living room, ideal for relaxing and entertaining
- Double sided gas fireplace connects the living and dining rooms
- Let the party flow out to the quaint rear garden with year-round ravine views
- Four season sunroom addition with its own heating and cooling system allows you to sit in your private natural sanctuary plus a front row seat to the changing seasons
- Convenient main floor powder room
- The 2nd floor offers an expansive primary bedroom retreat, full washroom, laundry and a second bedroom perfect for family, guests or a home office
- See Building Potential Report for possible extension over the living room to add additional bedrooms on the 2nd floor
- The best of both worlds being tucked away on a quiet crescent while also just steps to all that the city has to offer: TTC, upcoming new subway line where a stop is planned at Pape and Cosburn and quick access to the Don Valley Parkway. Perfect for getting downtown or out of town
- Fall in love with the charm and history of this magical property





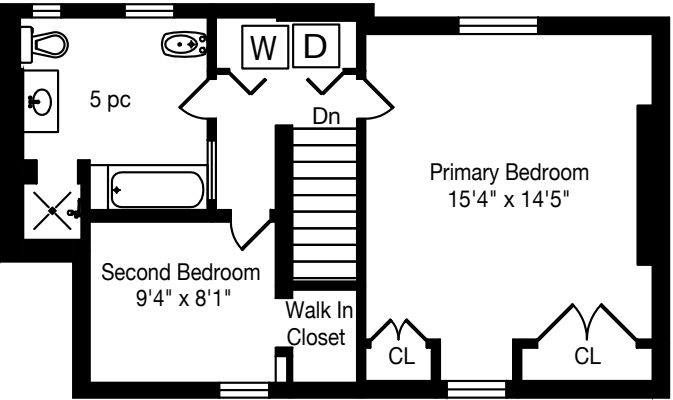
ADDITIONAL INFO

- Property Taxes:** \$7,812.34 (Annual in 2025)
- Lot Size:** 54.71 feet x 108.53 feet
(Rear: 63.93' / West: 88')
- Parking:** Private driveway with parking for 3 cars
- Possession:** 30-60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning plus an additional wall mount heating and air conditioning system in the sunroom
- Utility Costs:** *Electricity:* Approx. \$152/month (2024)
Gas: Approx. \$95/month (2024)
Water: Approx. \$51/month (2024)
- Inclusions:** Stainless Steel Hisense refrigerator/freezer, Stainless Steel LG gas stove, NuTone Stainless Steel hood exhaust, LG Stainless Steel dishwasher, Whirlpool washer, Kenmore dryer, all electric light fixtures, all attached shelving and cabinetry, all window coverings, attached television and wall mount in living room, security system and all related equipment (monitoring extra - Chubb \$65.57/month), all parts of gas furnace and central air conditioner, wall mount heating and air conditioning system in sunroom, garden shed and wood storage box at side yard, gazebo and garden bench in backyard and City of Toronto garbage and recycling containers
- Rental Equipment:** Hot water heater (approx. \$68.58)

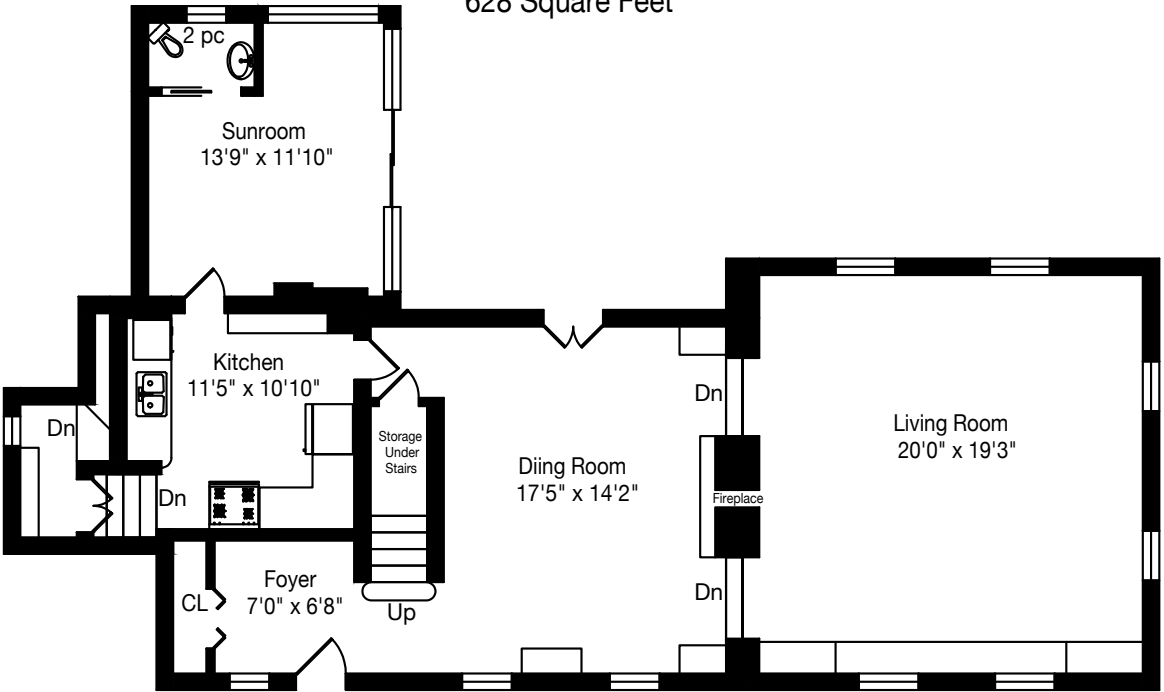
A Home Inspection Report and Building Potential Report are available for your convenience and information purposes only. Any reliance on these Reports and its contents is at the Buyer's own discretion.

E & OE

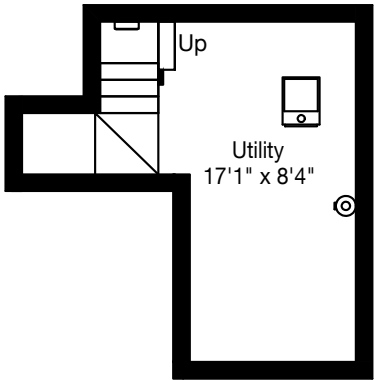




Second Floor
628 Square Feet

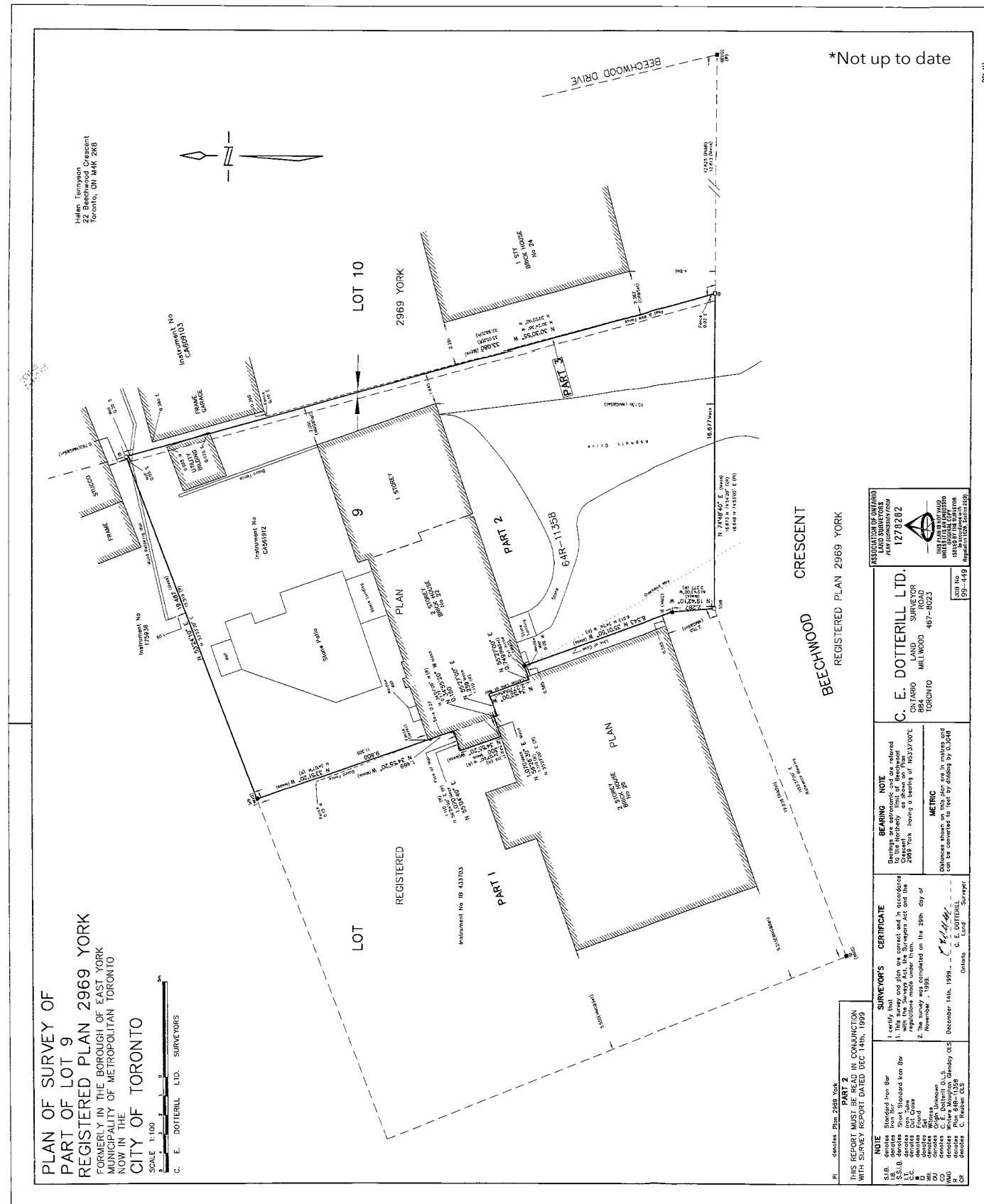


Main Floor
1304 Square Feet



Lower Level
248 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.



William Burgess Elementary School

Designated Catchment School
Grades PK to 5
100 Torrens Ave

Westwood Middle School

Designated Catchment School
Grades 6 to 8
994 Carlaw Ave

ÉE La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

East York Collegiate Institute

Designated Catchment School
Grades 9 to 12
650 Cosburn Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 10
24 Mountjoy Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Livingstone Park

21 Woodville Ave
Icon of a playground and a dog on a leash

3 mins

East York Community Centre

1081 Pape Ave
Icon of a swimming pool, a building, and a bench

5 mins

Lower Don Parklands

44 Beechwood Dr
Icon of a person walking

3 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------|
| 1 Playground | 2 Trails |
| 1 Pool | 1 Fitness/Weight Room |
| 1 Community Centre | 1 Gym |
| 1 Splash Pad | |

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 1.7 km away.



Nearest Rail Transit Stop

Pape Station



Nearest Street Level Transit Stop

O'Connor Dr At Beechwood Dr



2 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 4km.



Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave



Fire Station

256 Cosburn Ave



Police Station

75 Eglinton Ave W

HoodQ

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