

THE MILLS TEAM

is proud to present

38 LOCHLEVEN
DRIVE



38Lochleven.com



WELCOME HOME

- Located in the heart of the family friendly Scarborough Village community
- Rare rear addition located off the 3rd bedroom creates multiple options for creative living:
 - It works beautifully as an enlarged primary bedroom suite
 - use the original bedroom space as an office, nursery, or create a luxury walk-in closet and ensuite bathroom
 - Or enjoy the bonus room as an extra family room living space with walk-out to private backyard
- Convenient eat-in kitchen and open concept living and dining rooms ideal for family gatherings and entertaining
- Freshly painted with refinished hardwood floors
- Cozy lower level with fireplace, new flooring and separate side door entrance
- Storage space galore with closets throughout and 2 oversized crawlspaces
- Excellent transit score with multiple TTC routes and easy access to the Eglinton GO Station. Enjoy all that Kingston Road has to offer
- Steps to Lochleven Park. A neighbourhood hub with an extensive playground, baseball back fence and spacious parkland perfect for playing and picnics
- Stroll to Scarborough Village Community Centre. Classes to explore the arts, fitness, skating and more
- Take advantage of living near Lake Ontario. Access the base of the Scarborough Bluffs at Bluffer's Park and Beach. Wander through Guild Park and Gardens. Walk, run or bike on the Waterfront Trail System
- Lovingly maintained by the same family since 1962
- Ideal for families or investors
- A wonderful place to call Home!

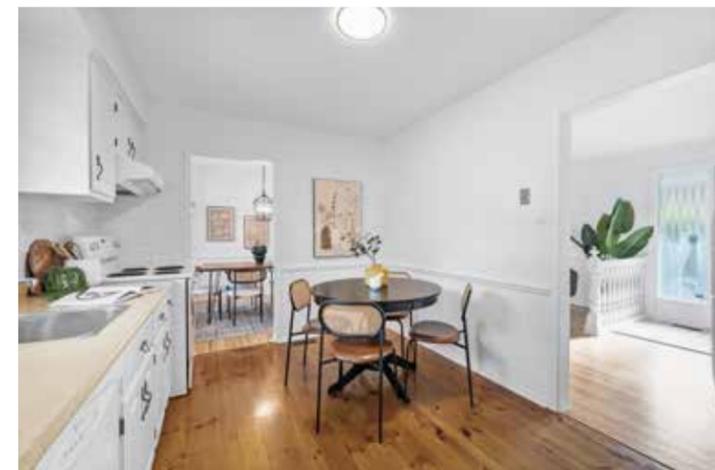


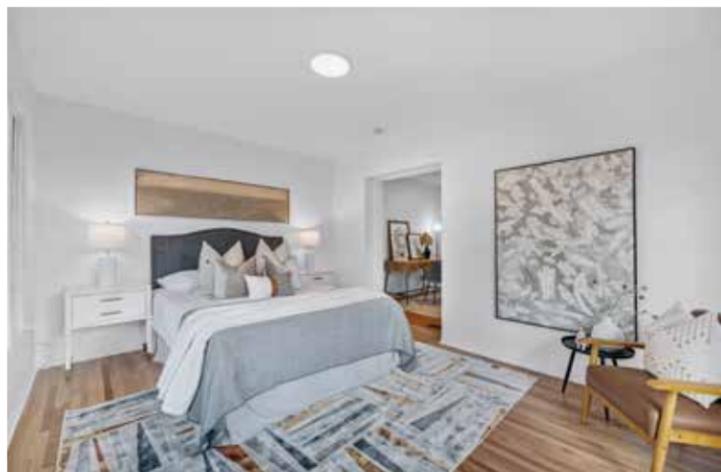
ADDITIONAL INFO

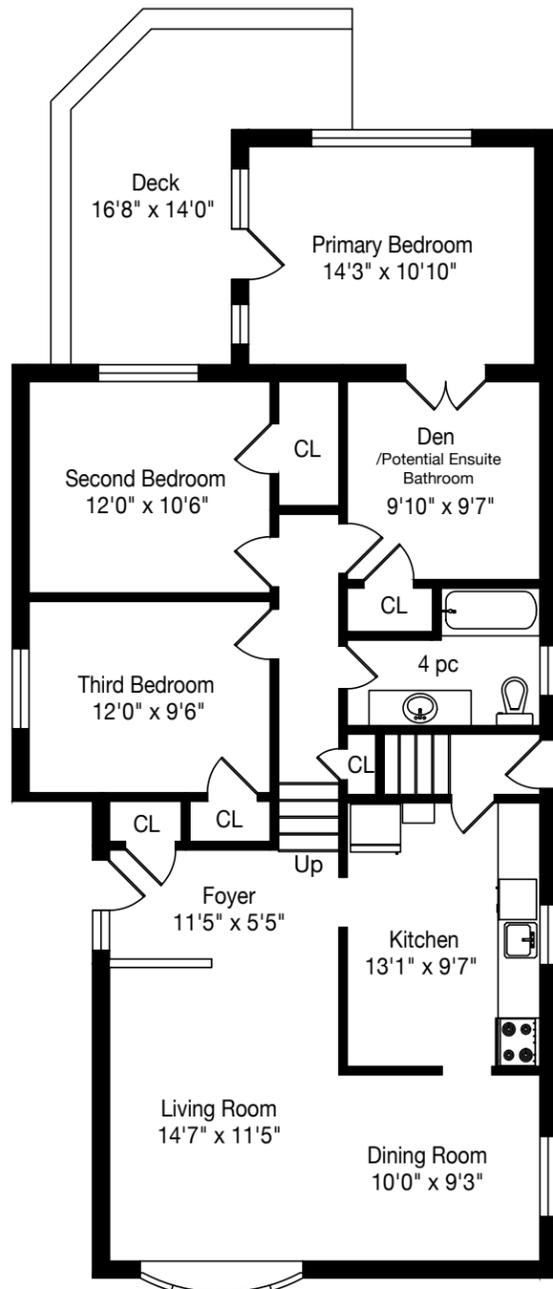
- Property Taxes:** \$4,011.74 (Annual in 2025)
- Lot Size:** 45.04 feet x 112.14 feet
- Parking:** Private driveway with parking for 2 cars
- Possession:** 60 Days/TBA
- Heating:** Forced air gas furnace and central air conditioning
- Inclusions:** Kenmore refrigerator/freezer, Maytag stove, Allure by Broan exhaust hood (light as-is), Maytag dishwasher, Kenmore microwave, Kenmore washer, Inglis dryer, all electric light fixtures, all window coverings, all drapery tracks and rods, all built-in and attached shelving, chest freezer in furnace room, work bench under laundry room stairs, 3 mirrors in basement recreation room (covering imitation stained glass nooks), security system and all related equipment (monitoring extra - currently with Telus), all parts of gas furnace and central air conditioner, firewood and garden shed in backyard, metal shed on north side of property and City of Toronto garbage and recycling containers
- Exclusions:** Backyard statues and birdbaths
- Rental:** Hot water tank (approx. \$28.14/month)

A Home Inspection Report dated November 13, 2025, is available for your convenience and information purposes only. Any reliance on this Report and their contents is at the Buyer's own discretion.

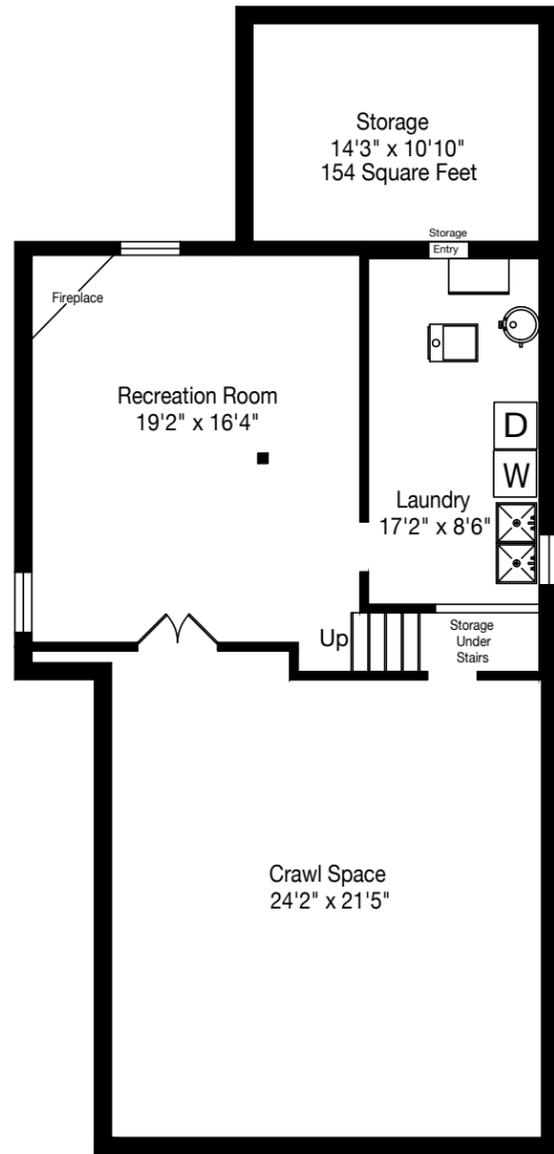
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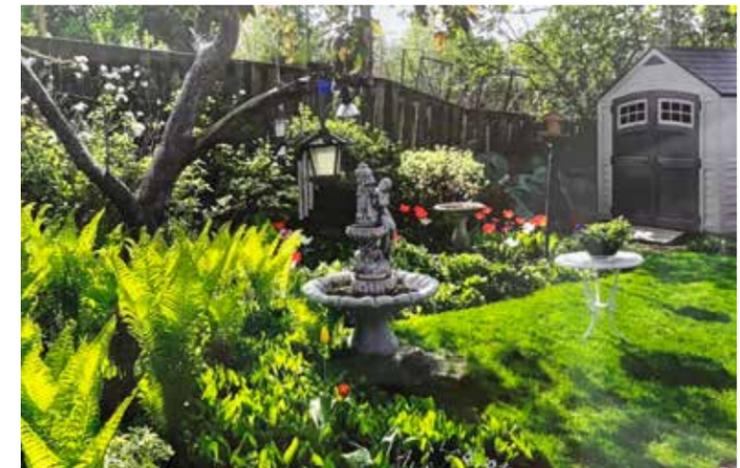




Main Floor
1326 Square Feet



Lower Level
565 Square Feet
+ 567 Crawl Space





SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Mason Road Junior Public School

Designated Catchment School
Grades PK to 6
78 Mason Rd

Bliss Carman Senior Public School

Designated Catchment School
Grades 7 to 8
10 Bellamy Rd S

Sir Wilfrid Laurier Collegiate Institute

Designated Catchment School
Grades 9 to 12
145 Guildwood Pkwy

ÉE Laure-Rièse

Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

PARKS & REC

This home is located in park heaven, with 4 parks and 10 recreation facilities within a 20 minute walk from this address.



Lochleven Park

50 Lochleven Dr

Scarborough Village Recreation Centre

3600 Kingston Rd

1 min

Mason Road Park

11 Stanland Dr

4 mins

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------------|
| 1 Playground | 1 Sports Court |
| 1 Rink | 1 Community Garden |
| 1 Ball Diamond | 1 Trail |
| 1 Community Centre | 1 Arts/Performance Facility |

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 12 minute walk away.

Nearest Rail Transit Stop

Eglinton GO

12 mins

Nearest Street Level Transit Stop

Kingston Rd At Markham Rd West Side

3 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 5km.

Scarborough Health Network - General Campus

3050 Lawrence Ave E

Fire Station

116 Dorset Rd

Police Station

2222 Eglinton Ave E

HoodQ

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THE MILLS TEAM



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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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