

THE MILLS TEAM

is proud to present

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137 UNDERHILL  
DRIVE



[137Underhill.com](http://137Underhill.com)



## LOOKS LIKE YOUR HOLIDAY GIFT ARRIVED A LITTLE EARLY

A beautifully renovated bungalow that's bigger, brighter, and more refined than you'd ever expect. Thoughtfully reimagined with a top-to-bottom, high-end reno, every inch feels intentional, stylish, and built to be lived in.

Step inside to a sun-filled living room anchored by a wood-burning fireplace—spacious, warm, and ideal for gathering. It flows seamlessly into the dining room, creating a hosting-friendly main floor that feels both elegant and effortless. The gourmet kitchen shines with marble and butcher block counters, a massive uninterrupted island with seating, a greenhouse window and a walk-out to the gorgeous backyard.

The primary bedroom delivers everyday luxury with a walk-in closet outfitted with custom built-ins and a beautifully updated ensuite. Two additional bedrooms on the main floor offer flexibility for kids, guests, or a home office—each one benefiting from exceptional storage thanks to high-quality closet systems.

Downstairs, the expansive lower level surprises with even more living space. Two additional bedroom/office zones (one currently an epic home gym), a second wood-burning fireplace, and an abundance of storage make this level feel less like a basement and more like a bonus wing of the home. Whether you need room for grandkids, hobbies, gatherings, or simply all your stuff, this lower level has you covered.

Everywhere you look: thoughtful upgrades and 100's of impressive details. Extensive crown and wall mouldings. Pot lights throughout. New interior and exterior doors. Restoration Hardware-inspired bathrooms. Luxe lighting. Quality finishes that elevate every room, every corner, every moment – all complemented by updated, stellar mechanics that make this home as sound and reliable as it is beautiful.

Outside, the backyard is as beautiful as it is functional—a gorgeous stone patio, tidy garden beds, and the perfect place to entertain, unwind, or enjoy your morning coffee. Parking is never an issue with a single-car garage plus space for up to four more cars in the private driveway.

And the location? Fabulous. TTC mere steps away, plus excellent proximity to the Donalda Golf Club, The Shops at Don Mills, community centre, tennis courts, local plazas, and easy access to the DVP, 401, and 404.

Beautifully finished. Surprisingly spacious. Move-in ready in every sense.

Consider your holiday season officially upgraded.





### \$150,000 SPENT IN RECENT IMPROVEMENTS SINCE ORIGINAL RENOVATION

- New air conditioner and gas furnace (2025)
- New gutters, soffits, fascia and eavestrough system (2025)
- New greenhouse window in kitchen (2025)
- Laminate flooring installed in lower level gym (2025)
- New retractable screen door for front entrance (2025)
- New main floor closet doors (2024)
- Replaced living room and kitchen patio glass "Anderson" doors (2023)
- Custom closets installed in bedrooms as well as in basement storage (2022)
- Replaced front door and rear garage door (2021)
- Landscaped backyard and installed stone patio and garden bed walls (2021)
- Installed vinyl fence on south side of patio (2021)

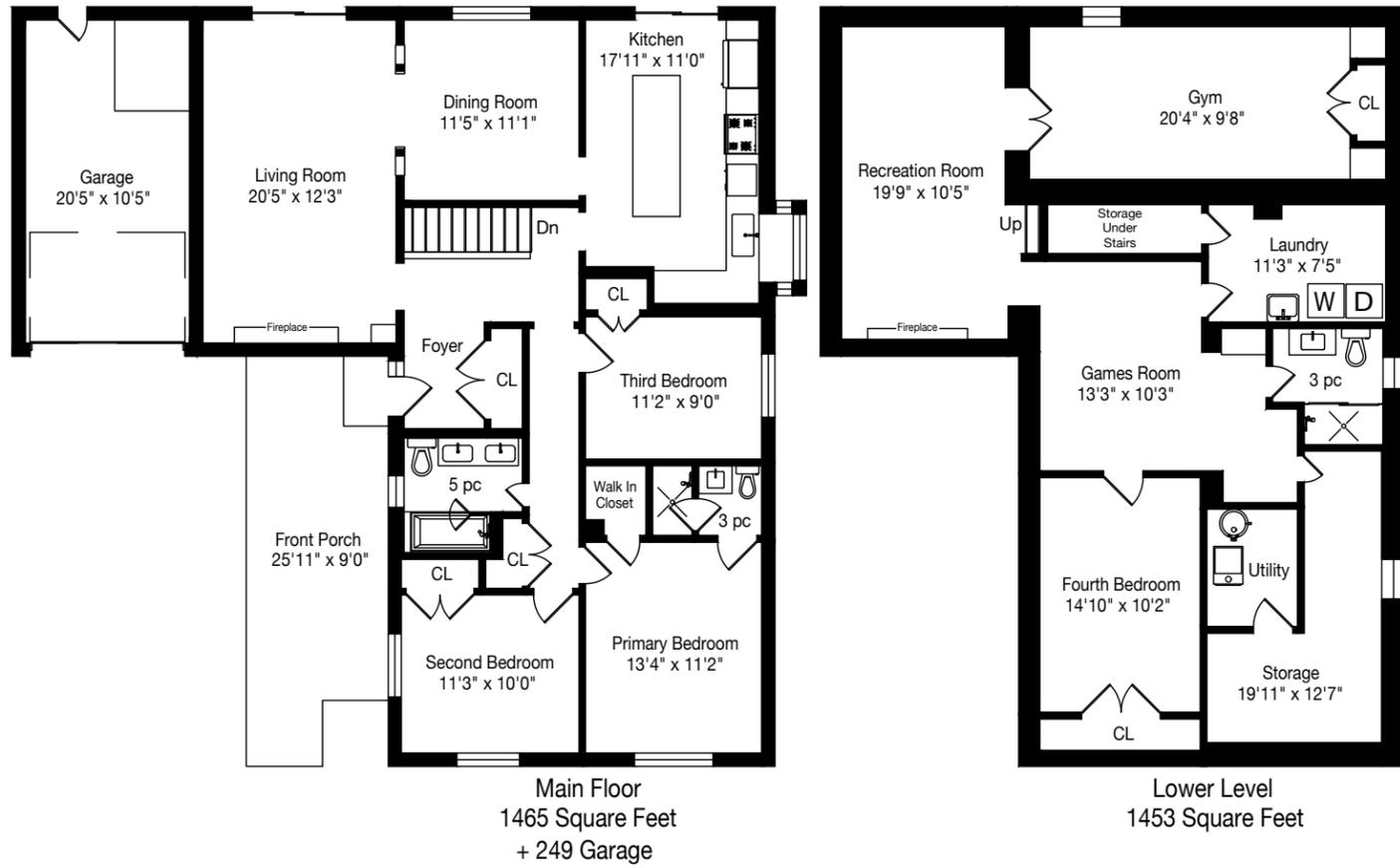
### ADDITIONAL INFO

- Property Taxes:** \$7,691.69 (Annual in 2025)
- Lot Size:** 60 feet x 100 feet
- Parking:** Attached one car garage and private driveway with parking for up to 4 cars
- Square Footage:** 1,465 sq ft + 1,453 lower level per the floor plans
- Possession:** 60-90 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** Hydro: Approx. \$141.00/month (2024-2025)  
Water: Approx. \$92.00/month (2024-2025)  
Gas: Approx. \$97.00 /month (2024-2025)
- Inclusions:** Refrigerator (KitchenAid), Stove/Oven (KitchenAid), Hood Exhaust (Ancona), Built-in Microwave (KitchenAid), Dishwasher (KitchenAid), Washer and Dryer (Kenmore), Television Wall Mount (1), All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, City of Toronto Garbage and Recycling Bins
- Exclusions:** Attached Television, Gas BBQ, basement fridge, living room fireplace screen
- Rental Equipment:** Hot Water Tank (Approximately \$24.00/month)

A Home Inspection Report dated November 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







### SCHOOLS

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



**Ranchdale Public School**  
Designated Catchment School  
Grades PK to 5  
60 Ranchdale Crescent

**Milne Valley Middle School**  
Designated Catchment School  
Grades 6 to 8  
100 Underhill Dr

**Victoria Park Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
15 Wallingford Rd

**ÉÉ Jeanne-Lajoie**  
Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

**Other Local Schools**  
**Broadlands Public School**  
Grades K to 5  
106 Broadlands Blvd

### PARKS & REC

This home is located in park heaven, with 3 parks and 14 recreation facilities within a 20 minute walk from this address.

**Underhill Park**  
25 Cassandra Blvd

1 min

**Brookbanks Park**  
75 Brookbanks Dr

4 mins

**Ranchdale Park**  
44 Ranchdale Cres

2 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- 6 Playgrounds
- 4 Tennis Courts
- 3 Ball Diamonds
- 2 Sports Fields
- 1 Splash Pad
- 2 Sports Courts
- 1 Outdoor Games Facility
- 2 Trails

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away, and the nearest rail transit stop is 3.2 km away.

**Nearest Rail Transit Stop**  
Don Mills Station

**Nearest Street Level Transit Stop**  
Underhill Dr At Kellythorne Dr

1 min

### 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.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
59 Curlew Dr

**Police Station**  
50 Upjohn Rd

**HoodQ** Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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

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