

THE MILLS TEAM

is proud to present

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38 BASTEDO  
AVENUE



[38Bastedo.com](http://38Bastedo.com)



## WELCOME HOME

- Special family-friendly vibrant neighbourhood
- Walk to the Danforth for shops, restaurants and daily conveniences
- Walk to the Coxwell subway station
- Stroll to neighbourhood schools, parks, outdoor swimming pool, skating rink and summer farmer's market
- Say goodbye to car shuffling and street parking stress with your double garage and driveway. Parking for 4 cars!
- Great income potential from a possible Garden Suite or 8+ foot high basement with separate entrance
- Oversized kitchen with stainless steel appliances and breakfast bar overlooking a rare main floor family room
- 3+1 bedrooms with exceptional storage space and 2 renovated washrooms with heated floors in the lower level 3-piece
- Fabulous 2nd floor private deck surrounded by trees
- Several flexible spaces available to work from home
- Convenient front and back entrances with mudroom space
- This is the home where your memories will be made!



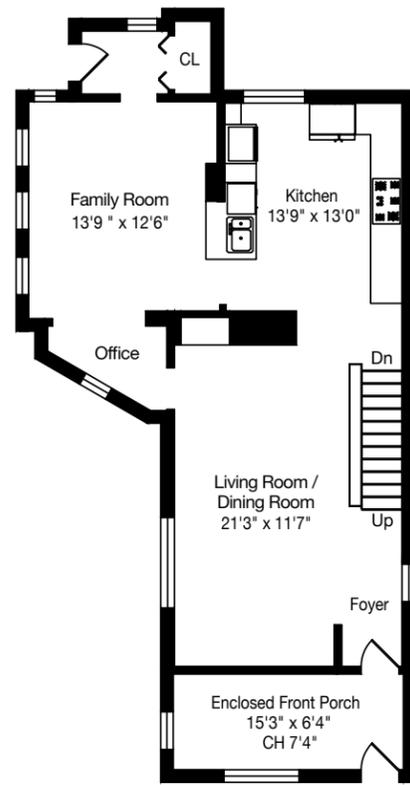
## ADDITIONAL INFO

- Property Taxes:** \$7,963.16 (Annual in 2025)
- Lot Size:** 27.53 feet x 100 feet
- Parking:** Detached double car garage plus driveway with parking for 2 cars
- Possession:** 60 - 90 Days / TBD
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs**
- Electricity:* Approx. \$142/month (2025)
  - Gas:* Approx. \$143/month (2025)
  - Water/Waste:* Approx. \$100/month (2025)
- Inclusions:** Stainless steel kitchen appliances: Whirlpool refrigerator/freezer, Whirlpool cooktop, hood exhaust, Whirlpool double wall oven and Whirlpool dishwasher. Frigidaire stand up freezer in lower level, Whirlpool washer and dryer, Stainless Steel laundry sink, all electric light fixtures, all built-in and attached shelving and cabinetry (except as per below), all window coverings, all drapery tracks and rods, cushion on lower level bench, all parts of furnace and central air conditioner, hot water tank (owned), security system and all related equipment, electric garage door opener and two garage remotes, heater in garage and satellite dish (both as-is / sellers have never used), shed, gas line for BBQ hookup and City of Toronto garbage and recycling containers
- Excluded:** Freestanding island in kitchen, wood coat hooks in entrance way, mirror behind middle (third) bedroom closet door, some garden rocks and gas BBQ

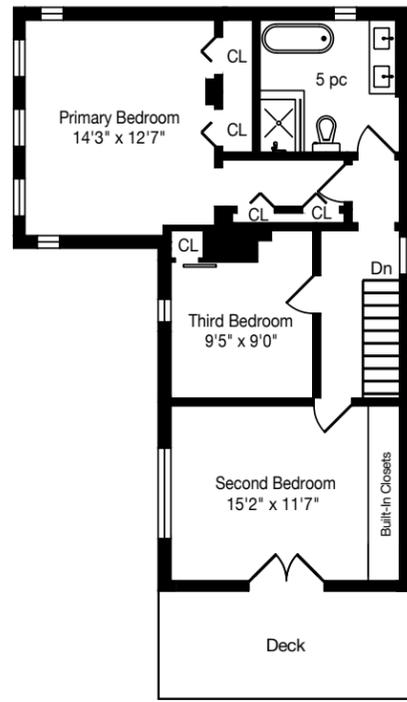
A Home Inspection Report dated February 17th, 2026, Garden Suite Report dated February 24th, 2026, and Aetna Report dated February 24th, 2026, are available for your convenience and information purposes only. Any reliance on these Report and their contents is at the Buyer's own discretion.

E & OE

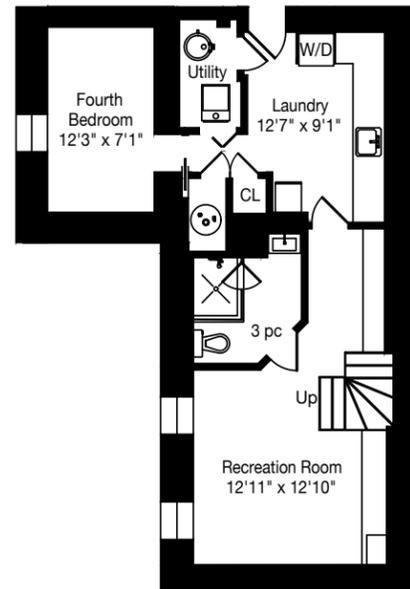




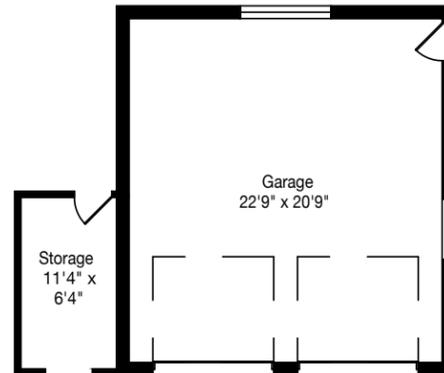
Main Floor  
1013 Square Feet



Second Floor  
805 Square Feet

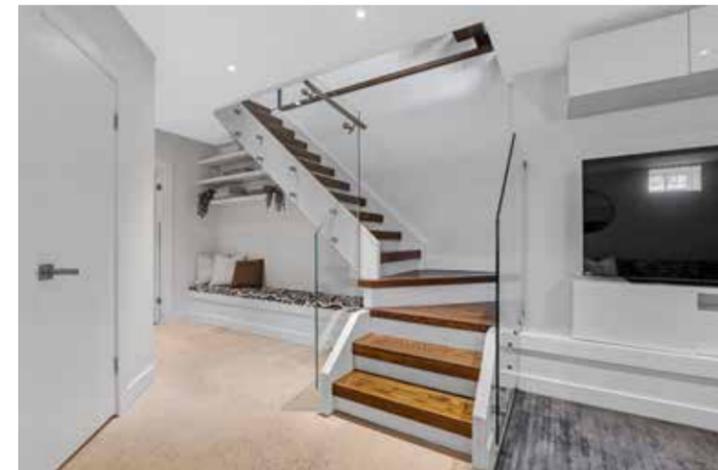


Lower Level  
802 Square Feet



Garage  
630 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

#### Earl Haig Public School

Designated Catchment School  
Grades PK to 8  
15 Earl Haig Ave

#### Monarch Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
1 Hanson St

#### ÉS Michelle-O'Bonsawin

Designated Catchment School  
Grades 7 to 10  
24 Mountjoy Ave

#### ÉE La Mosaïque

Designated Catchment School  
Grades PK to 6  
80 Queensdale Ave

#### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

### Other Local Schools

#### Danforth Collegiate and Technical Institute

Grades 9 to 12  
800 Greenwood Ave

#### Kapapamahchakwew - Wandering Spirit School

Grades PK to 12  
16 Phin Ave

#### Broadlands Public School

Grades K to 5  
106 Broadlands Blvd

## PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.



#### Merrill Bridge Road Park

1 East Lynn Ave

1 min

#### East Lynn Park

1949 Danforth Ave

5 mins

#### Monarch Park

115 Felstead Ave

4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Basketball Court
2 Dog Parks	1 Splash Pad
1 Rink	1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 8 minute walk away, and the nearest street transit stop is a 5 minute walk away.

**Nearest Rail Transit Stop**  
Coxwell Station

8 mins

**Nearest Street Level Transit Stop**  
Coxwell Ave At Hanson St

5 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 1km.

**Toronto East Health Network - Michael Garron Hospital**

825 Coxwell Ave

**Fire Station**

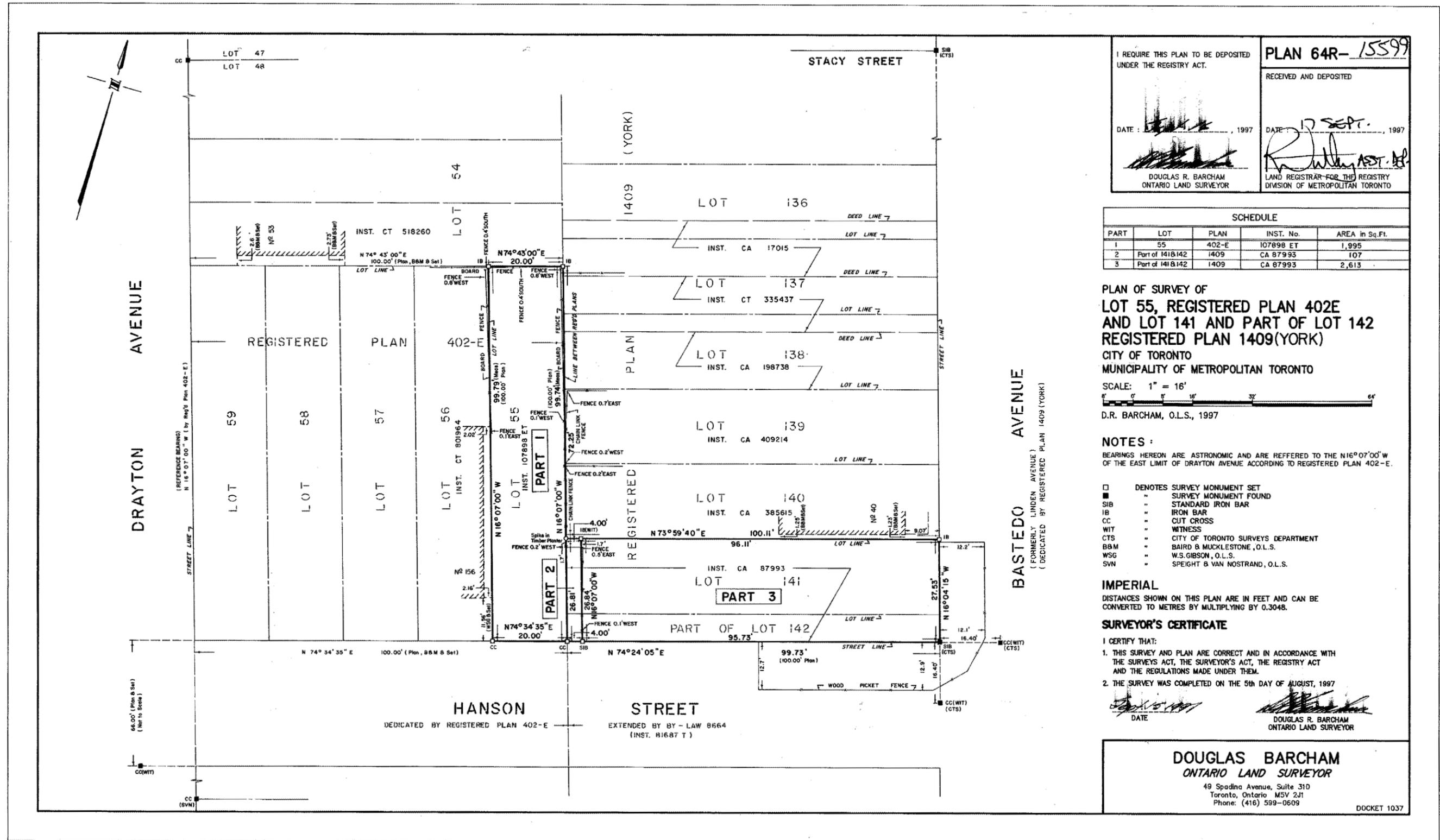
153 Chatham Ave

**Police Station**

101 Coxwell Ave

HoodQ

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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

**PLAN 64R-15599**

RECEIVED AND DEPOSITED

DATE: *[Signature]*, 1997

DATE: *17 SEPT.*, 1997

*[Signature]*  
DOUGLAS R. BARCHAM  
ONTARIO LAND SURVEYOR

*[Signature]*  
LAND REGISTRAR FOR THE REGISTRY  
DIVISION OF METROPOLITAN TORONTO

SCHEDULE

PART	LOT	PLAN	INST. No.	AREA in Sq.Ft.
1	55	402-E	107898 ET	1,995
2	Part of 141&142	1409	CA 87993	107
3	Part of 141&142	1409	CA 87993	2,613

PLAN OF SURVEY OF  
**LOT 55, REGISTERED PLAN 402E  
 AND LOT 141 AND PART OF LOT 142  
 REGISTERED PLAN 1409(YORK)**  
 CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO

SCALE: 1" = 16'

D.R. BARCHAM, O.L.S., 1997

- NOTES :
- BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE N16°07'00"W OF THE EAST LIMIT OF DRAYTON AVENUE ACCORDING TO REGISTERED PLAN 402-E.
- DENOTES SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - SIB STANDARD IRON BAR
  - IB IRON BAR
  - CC CUT CROSS
  - WIT WITNESS
  - CTS CITY OF TORONTO SURVEYS DEPARTMENT
  - B&M BAIRD & MUCKLESTONE, O.L.S.
  - WSG W.S. GIBSON, O.L.S.
  - SVN SPEIGHT & VAN NOSTRAND, O.L.S.

**IMPERIAL**  
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 5th DAY OF AUGUST, 1997

DATE: *[Signature]*

*[Signature]*  
DOUGLAS R. BARCHAM  
ONTARIO LAND SURVEYOR

**DOUGLAS BARCHAM**  
 ONTARIO LAND SURVEYOR

49 Spadina Avenue, Suite 310  
 Toronto, Ontario M5V 2J1  
 Phone: (416) 599-0609

DOCKET 1037

\*May not be up-to-date

38 BASTEDO AVENUE



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

**TheMillsTeam.ca**

**Team@TheMillsTeam.ca**

**416.443.0300**

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38Bastedo.com

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

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative