

THE MILLS TEAM

is proud to present

90 WILLCOCKS
STREET



90Willcocks.com



WELCOME HOME

There's a certain magic to Willcocks that's hard to put a price on. It's a street where heritage homes feel gathered over time, shaded by a canopy of mature trees that make the rest of the city feel miles away. At No. 90, that sense of place is immediate. Occupying a generous lot at the end of the row, this home offers the kind of privacy and natural light you usually only find in a detached—with just one shared wall and a presence that's impossible to ignore. This is the kind of block where neighbours actually know your name...(and your dog's name).

The gated garden leads to a proper front porch— a genuine outdoor living room for morning coffees and evening unwinds. Inside, the scale is the first thing you notice; nearly 10-foot ceilings and authentic Victorian soul. The living space is anchored by a crackling wood-burning fireplace, flowing past an updated kitchen and—the ultimate Annex luxury—a main-floor powder room. The back of the house is where the vision comes together: a massive footprint that offers exceptional potential to create that “forever” combined kitchen and family room.

Just beyond the landscaped garden sits the ultimate city unicorn: a detached two-car garage off the rear laneway.



Upstairs, the home continues to breathe, with a central skylight that keeps things airy. The front primary bedroom is particularly generous and bright, while the rear of the floor offers an intimate escape—a private terrace tucked away among the treetops. A large, expanded main washroom serves the level perfectly, with plenty of room to move.

The lower level is a masterclass in flexibility. With its own separate entrance, full washroom, bedroom, and laundry, it's a turnkey guest wing, a quiet home office, or a very simple conversion into a self-contained suite.

You're steps from the manicured grounds of U of T and the best independent galleries, restaurants and bakeries along Harbord, yet tucked away in a quiet heritage pocket. Moments to the streetcar and subway, Little Italy, Hospitals and quality schools. It's a home that feels established, effortless, and entirely rare.



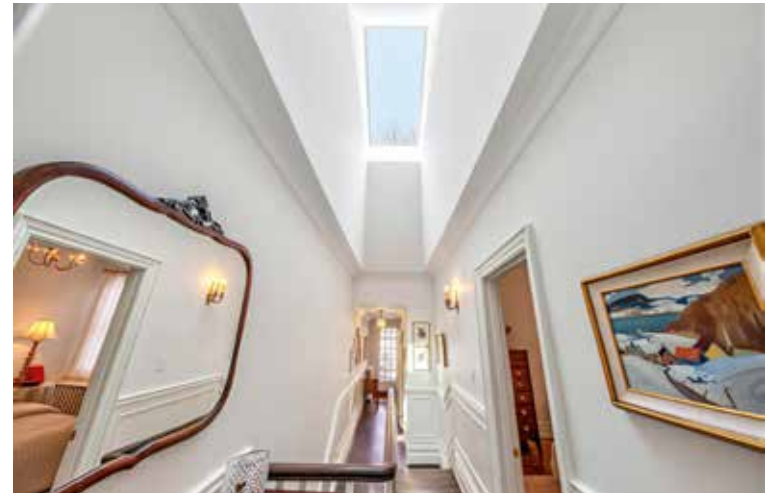


ADDITIONAL INFO

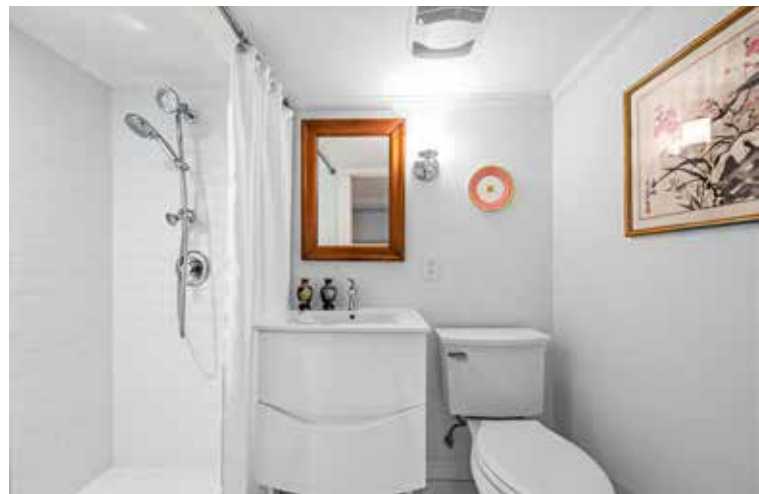
- Property Taxes:** \$8,800.19 (Annual in 2025)
- Lot Size:** 18.90 feet frontage and 120 feet depth (as per survey)
- Square Footage:** 1,608 sq ft plus 904 sq ft lower and 354 sq ft garage per floor plans
- Possession:** 60 Days/TBD
- Parking:** 2 car detached garage accessed through the laneway
- Utility Costs:** *Electricity:* Approx. \$67/month (2025-2026)
Gas: Approx. \$125/month (2025-2026)
Water/Waste: Approx. \$51/month (2025-2026)
- Heating:** High efficiency boiler
- Inclusions:** Induction Stove (Cafe), Refrigerator (LG), Microwave (Panasonic), Dishwasher (LG), Washer (LG), Dryer (LG), All Parts of Boiler, Hot Water Tank, Electric Garage Opener and Two Remotes, All Built-in and Attached Shelving, All Window Coverings and All Electrical Light Fixtures (except where excluded below)
- Exclusions:** Dining room chandelier, foyer light fixture
- Rental Equipment:** None

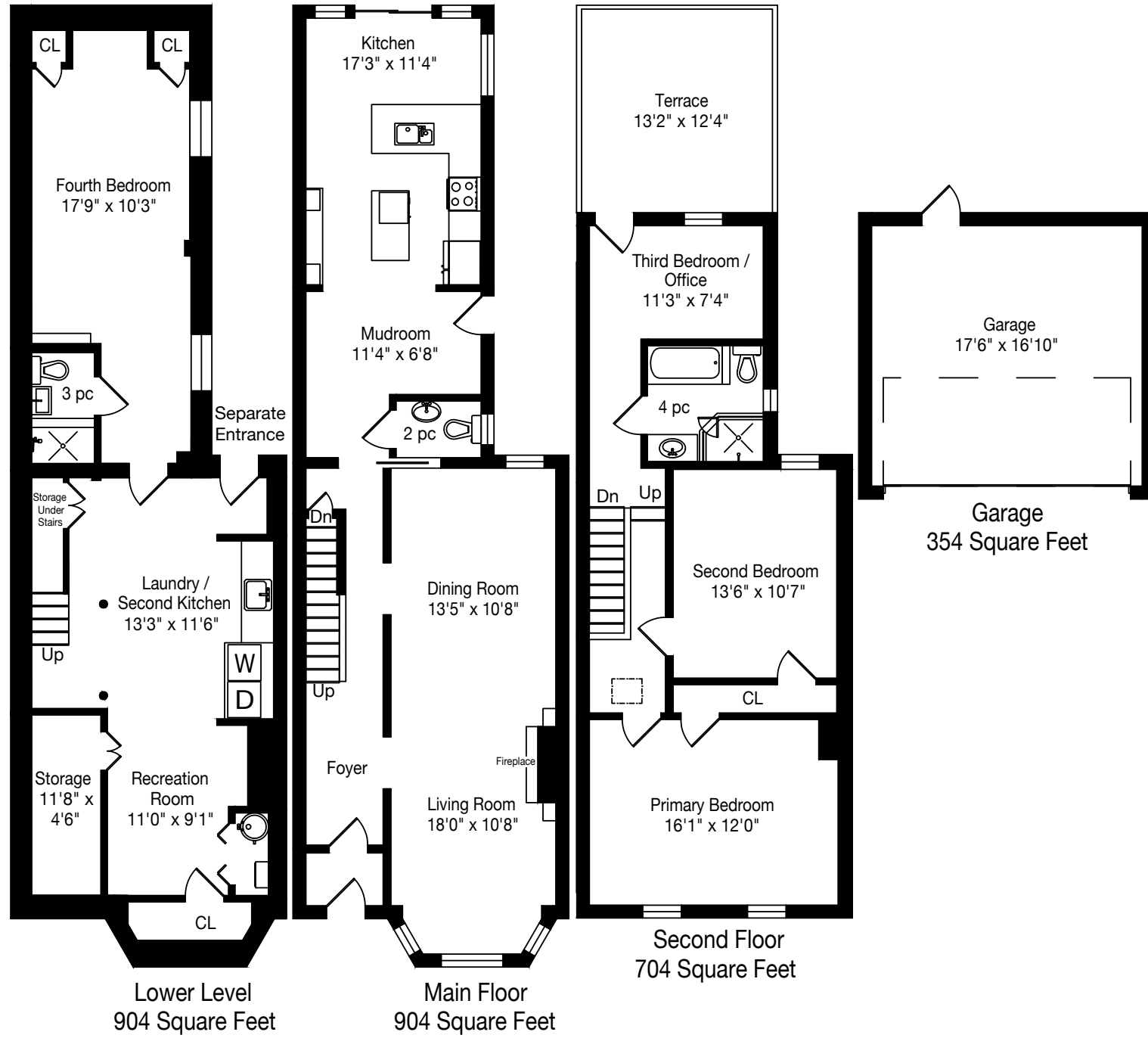
A Home Inspection Report dated April 8th, 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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.



King Edward Jr & Sr Public School

Designated Catchment School
Grades PK to 8
112 Lippincott St

Kensington Community School

Designated Catchment School
Grades PK to 6
401 College St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St
ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

Central Technical School

Grades 9 to 12
725 Bathurst St

Central Toronto Academy

Grades 9 to 12
570 Shaw St

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.

Margaret Fairley Park

100 Brunswick Ave



3 mins

Robert Street Playground

60 Sussex Ave



5 mins

Sally Bird Park

194 Brunswick



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Sports Field
- 1 Splash Pad
- 1 Sports Court
- 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 9 minute walk away, and the nearest street transit stop is a 1 minute walk away.

Nearest Rail Transit Stop

Spadina Station



9 mins

Nearest Street Level Transit Stop

Spadina Ave At Willcocks St



1 min

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 1km.

Toronto Western Hospital (University Health Network)

399 Bathurst St

Fire Station

132 Bellevue Ave

Police Station

255 Dundas St W



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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
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