

THE MILLS TEAM

is proud to present

343 SUTHERLAND
DRIVE



343Sutherland.com



WELCOME HOME

- Fabulous 4+1 bedroom, 4 washroom home with room for the whole family
- Main floor family room and powder room
- Oversized renovated kitchen is the centre of this home. It boasts a large island for gathering and eating and is outfitted with stainless steel appliances. Perfect for everyday meals and celebrations big and small
- Private primary retreat with walk-through closet and 3-piece ensuite washroom
- Bright and spacious lower-level recreation room is the ideal place for kids to play and cuddling up for movie nights. An additional bedroom, exercise room or office with a full washroom complete this space
- Walk out from kitchen to deck and private backyard oasis with the beauty of a low maintenance, saltwater pool. Endless hours of fun! Or the relaxation of reading a book poolside
- Leave your cars at home in your private driveway
- Walk to top-rated schools at all levels. Public, Catholic and Private. Take your pick
- Stroll to shopping and conveniences in every direction. Enjoy all the shops, cafes and restaurants on Bayview Avenue, Eglinton Avenue, Laird Drive and Millwood Road
- Plenty of neighbourhood activities for enthusiasts of all ages. Skating, curling, dance, yoga, pilates, lawn bowling, baseball, hockey and karate, just to name a few
- Meet friends at Trace Manes Park, the hub of the neighbourhood, featuring a playground, splash pad, library, baseball diamond and tennis club
- The long anticipated Crosstown LRT on Eglinton is located just up the street and is ready for you to ride
- Walk into North Leaside for direct access to Sunnybrook Park and the Toronto Trail System. Perfect for walking, biking and running
- This is the home that you have been waiting for where everyday moments will shine



ADDITIONAL INFO

- Property Taxes:** \$11,908.67 (Annual in 2026)
- Lot Size:** 30 feet x 134 feet
- Parking:** Private driveway with parking for 2 cars
- Possession:** 60 Days / TBD
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$190/month (2025)
Gas: Approx. \$97/month (2025)
Water/Waste: Approx. \$81/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - LG refrigerator/freezer, Kenmore Stove, Elica exhaust hood and KitchenAid dishwasher. Amana washer, Maytag dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings (except excluded below), all drapery tracks and rods, attached TV and wall mount in kitchen, all parts of furnace and central air conditioner, two garden/pool sheds, City of Toronto garbage and recycling containers, inground salt water pool and all related equipment and Polaris 9450 pool vacuum and all related equipment
- Exclusions:** Drapes in primary bedroom (stagers)
- Rental Equipment:** Hot water tank (approx. \$46.18/month)

A Home Inspection Report dated April 9th, 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.

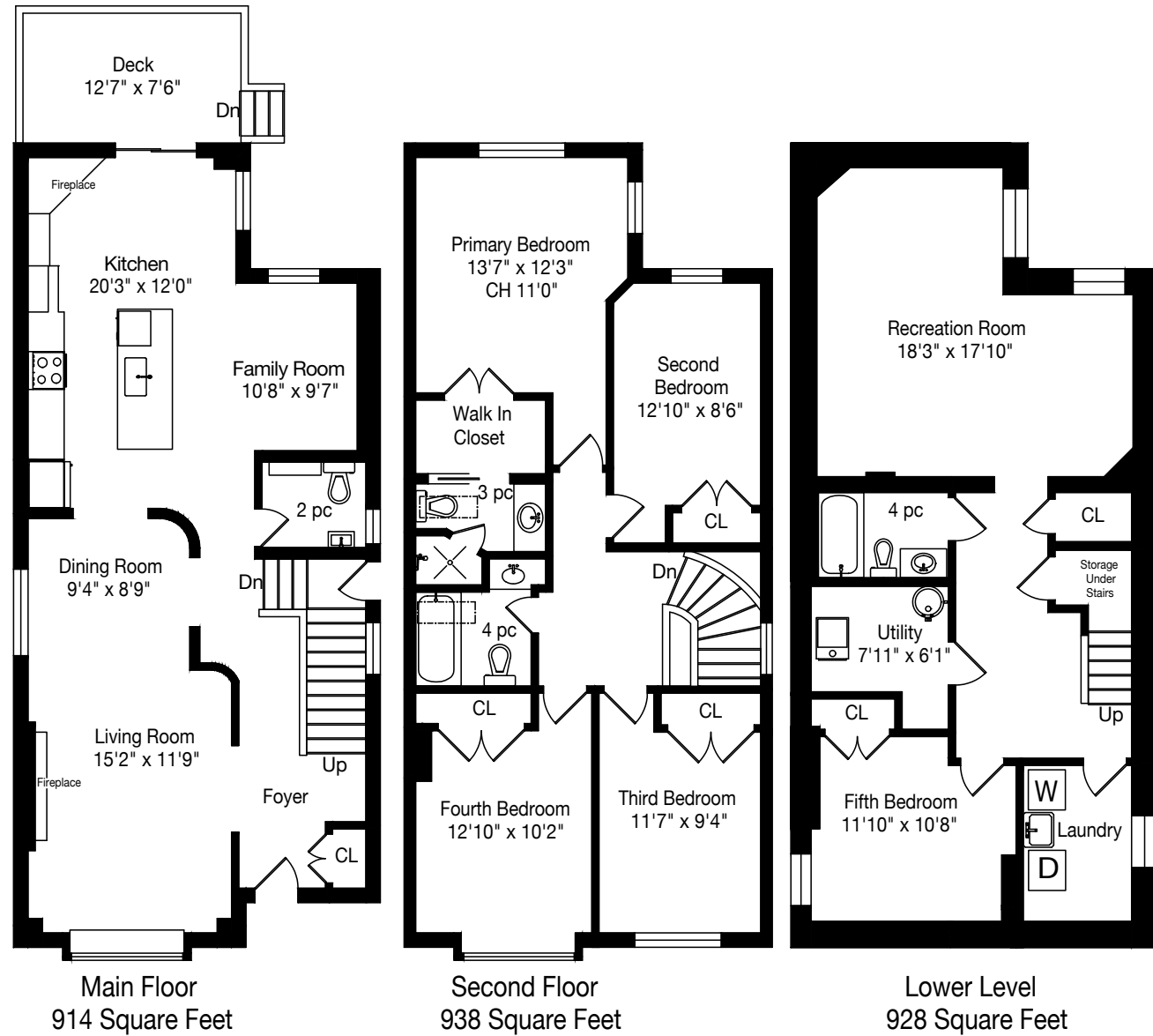
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UPDATES & IMPROVEMENTS

BY CURRENT OWNERS:

- Interior painting (2026)
- New pool pump (2025)
- New furnace (2024)
- New central air conditioner (2024)
- Updated powder room (2023)
- Exterior painting (2023)
- New front door (2023)
- Replaced front porch railing (2023)
- Installed new cedar deck (2021)
- Roof re-shingled (2019)
- New pool liner (2019)
- Re-stained hardwood floors on main floor & stairs (2018)





COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

JK-8 Bessborough Drive E. & M.S. 416-396-2315
211 Bessborough Drive

9-12 Leaside High School 416-396-2380
200 Hanna Road

French Immersion Programs

JK-8 Northlea E. & M.S. 416-396-2395
305 Rumsey Road

9-12 Leaside High School 416-396-2380
200 Hanna Road

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

JK-8 St. Anselm Catholic School 416-393-5243
182 Bessborough Drive

9-12 Marshall McLuhan Catholic Secondary 416-393-5561
1107 Avenue Road

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privsch

PK-12 Toronto French School 416-484-6533
306 Lawrence Avenue East

PK-8 Maria Montessori School 416-423-9123
125 Brentcliffe Road

JK-6 Sunnybrook School 416-487-5308
469 Merton Street

JK-12 Branksome Hall School (Girls) 416-920-9741
10 Elm Avenue

JK-12 Havergal College (Girls) 416-483-3519
1451 Avenue Road

1-12 St. Clements School (Girls) 416-483-4835
21 St. Clements Avenue

3-12 Crescent School (Boys) 416-449-2556
2365 Bayview Avenue

7-12 Greenwood College School 416-482-9811
443 Mt Pleasant Road



343 SUTHERLAND DRIVE



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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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