

THE MILLS TEAM

is proud to present

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361 LYTTON  
BOULEVARD



[361Lytton.com](http://361Lytton.com)



## WELCOME HOME

- An incredible opportunity to invest in your forever home and neighbourhood.
- Located in the heart of family friendly Lytton Park on a premium 50 x 134 foot lot.
- The perfect blend of charm, space, past improvements and future potential.
- Top rated public and private schools within walking distance.
- Main floor rear addition creates a seamless flow from the kitchen to the bright eating area and expansive family room with gas fireplace and walkout to the sensational, private south-facing backyard.
- Envision family fun, outdoor meals and summer gatherings.
- 4th Bedroom is a tandem off the 3rd bedroom, offering great versatility for siblings as a playroom, homework space or office.
- 4 washrooms including a primary ensuite, main floor powder room and full washroom in the basement.
- Finished basement allows for fun on all levels.
- 4 car parking including a single attached garage with rear storage shed.
- Enjoy neighbourhood parks, shops and restaurants.
- Jump on the TTC and Eglinton Crosstown LRT for easy access downtown.
- Quick access out of town on the Allen and 401 Highway.



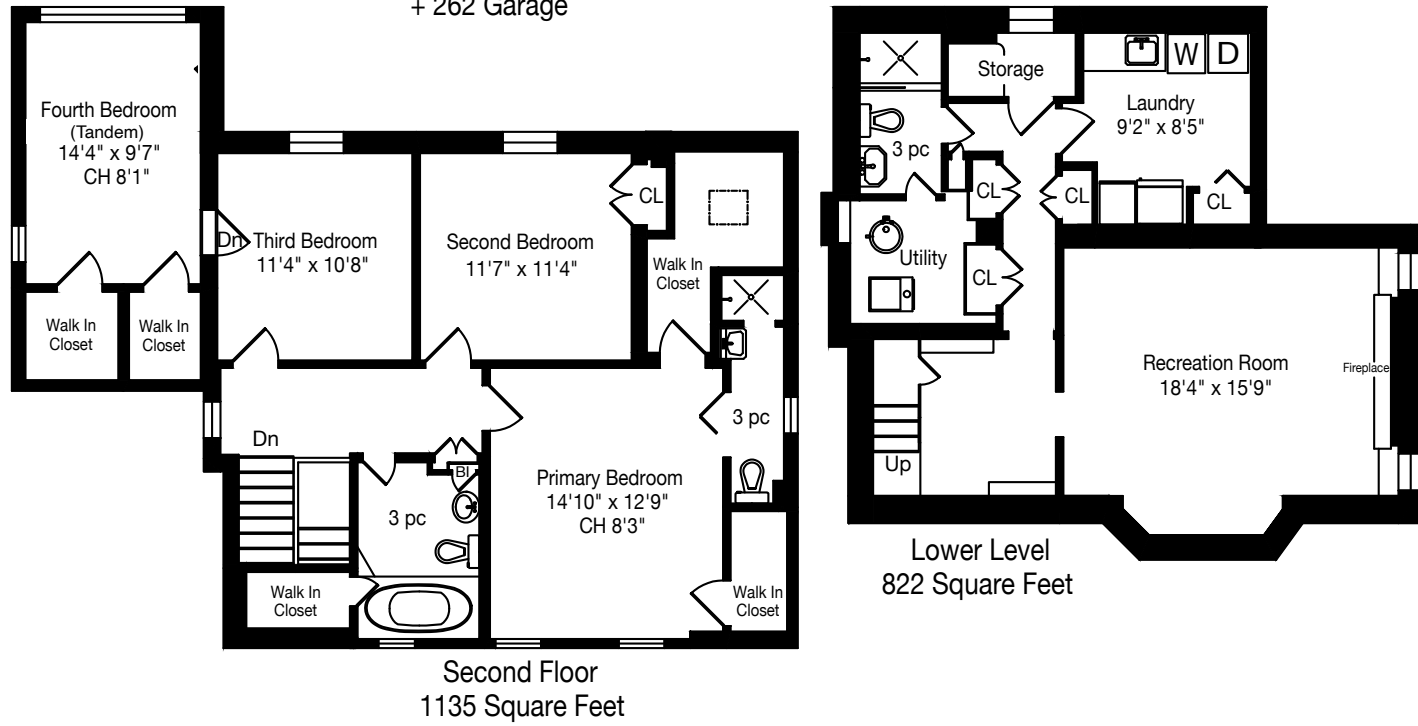
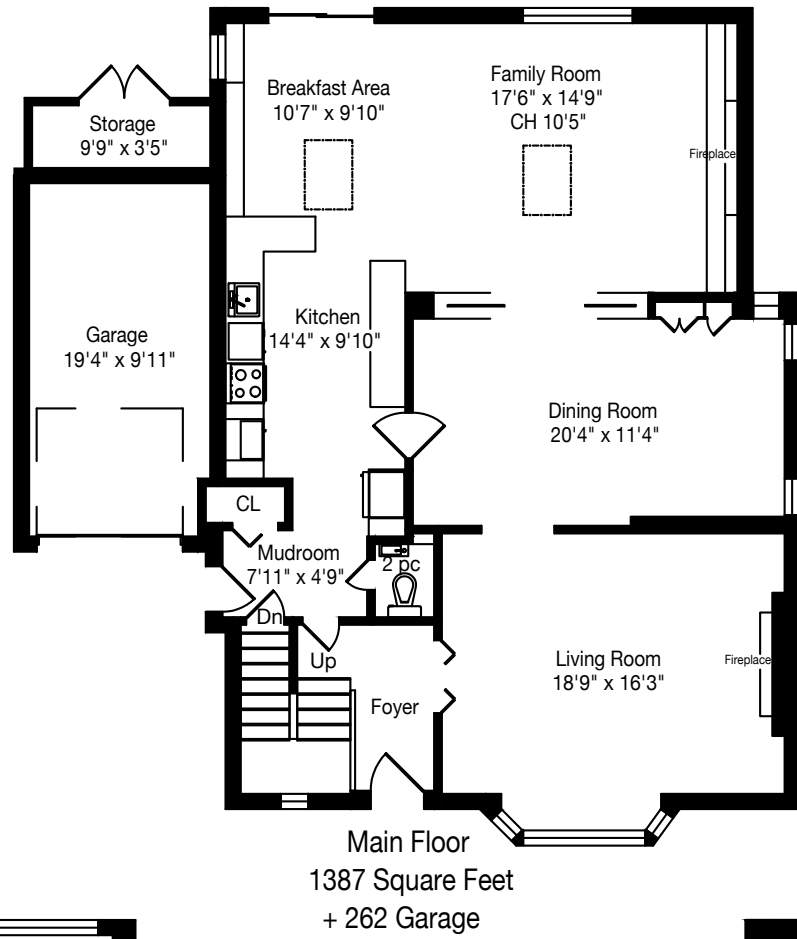
## ADDITIONAL INFO

- Property Taxes:** \$15,353.89 (Annual in 2026)
- Lot Size:** 50 feet x 133.58 feet
- Parking:** Attached single car garage plus private driveway with parking for 3 cars
- Possession:** 60 Days / TBD
- Heating:** Hot water gas boiler with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$267/month (2025)  
*Gas:* Approx. \$225/month (2025)
- Inclusions:** Maytag refrigerator/freezer, GE Stove, Vent A Hood exhaust hood, Maytag dishwasher, built-in Amana convection microwave, Woods refrigerator in basement, Maytag deep freezer in basement, Maytag washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings, all drapery tracks and rods, all parts of boiler and central air conditioner, hot water tank (owned), security system and all related equipment (monitoring extra), electric garage door opener and two garage remotes, garden shed and City of Toronto garbage and recycling containers. The Property is being sold in "as-is" condition

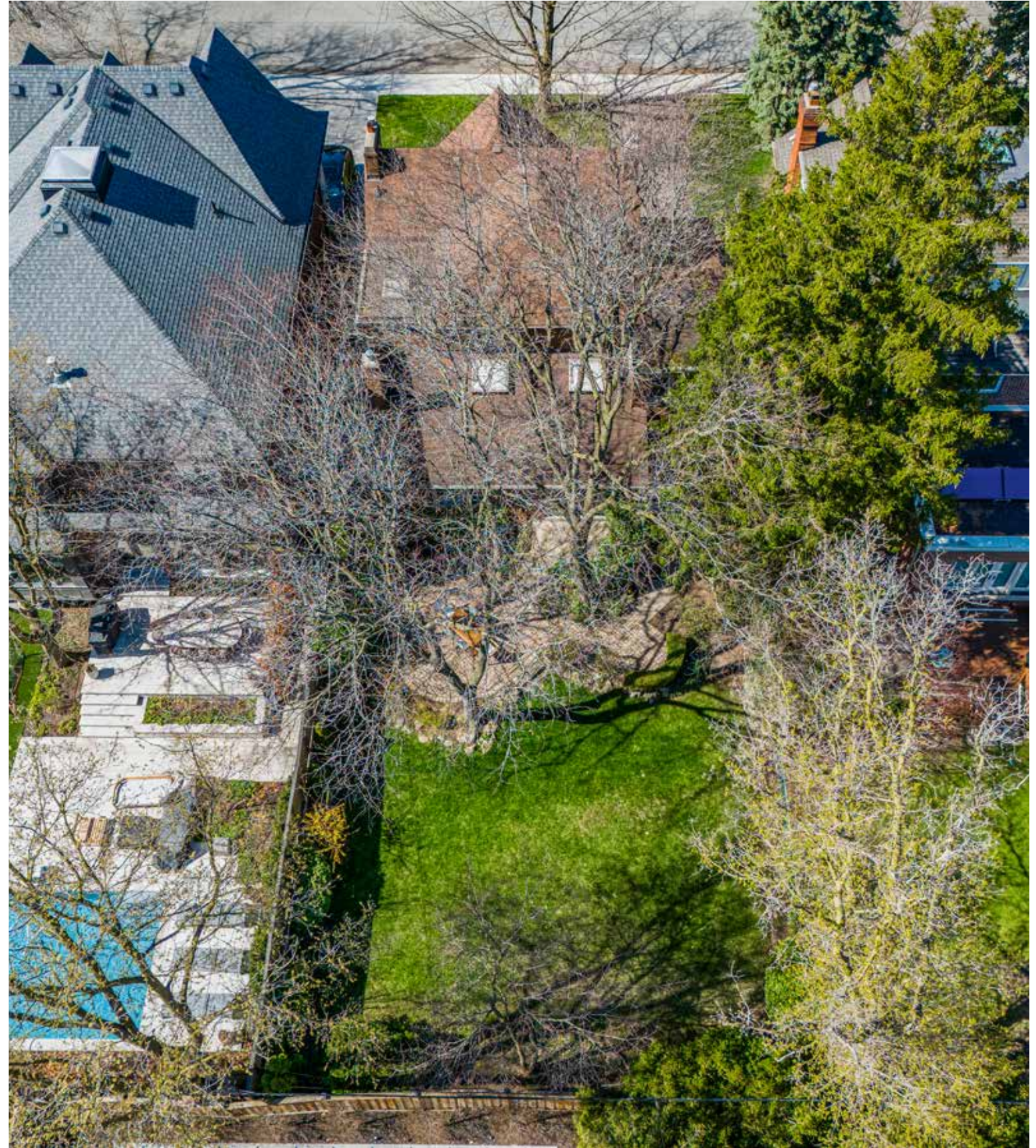
A Home Inspection Report dated April 21st, 2026, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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.



### Nearby Schools

#### Allenby Junior Public School

Designated Catchment School  
Grades PK to 6  
391 St Clements Ave

#### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

#### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Drive

#### ÉÉ Mathieu-da-Costa

Designated Catchment School  
Grades PK to 6  
116 Cornelius Pkwy

#### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

#### Bannockburn Public School

Grades PK to 4  
12 Bannockburn Ave

## PARKS & REC

This home is located in park heaven, with 3 parks and 16 recreation facilities within a 20 minute walk from this address.



#### Cortleigh Parkette

375 Cortleigh Blvd



#### Lytton Park

200 Lytton Blvd



#### Memorial Park / Larry Grossman Forest Hill Memorial Arena

340 Chaplin Cres



### FACILITIES WITHIN A 20 MINUTE WALK

- |                 |                            |
|-----------------|----------------------------|
| 3 Playgrounds   | 2 Ball Diamonds            |
| 1 Arena         | 1 Sports Field             |
| 2 Rinks         | 1 Track                    |
| 3 Tennis Courts | 2 Outdoor Games Facilities |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 1.7 km away, and the nearest street transit stop is a 8 minute walk away.

**Nearest Rail Transit Stop**  
Glencairn Station

**Nearest Street Level Transit Stop**  
Avenue Rd At Hillhurst Blvd



## 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 3km.

**Sunnybrook Health Sciences Centre - Bayview Campus**  
2075 Bayview Ave

**Fire Station**  
325 Chaplin Crescent

**Police Station**  
75 Eglinton Ave W



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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature  
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