

THE MILLS TEAM

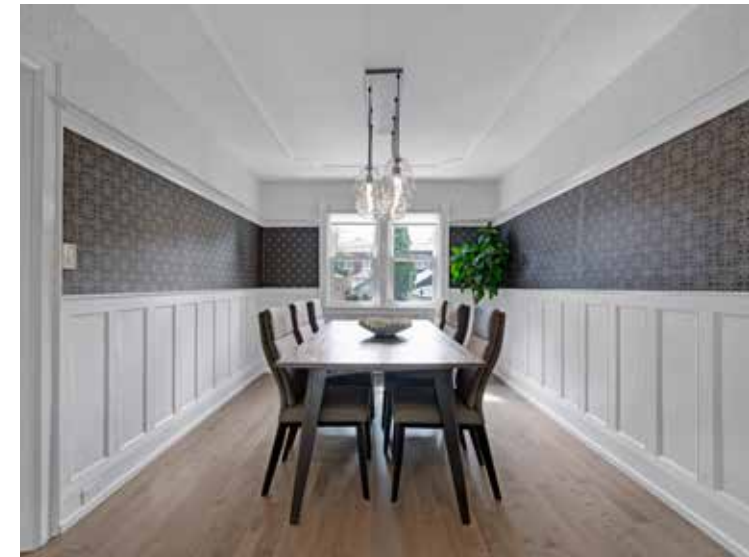
is proud to present

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279 BROOKDALE  
AVENUE



[279Brookdale.com](http://279Brookdale.com)



## WELCOME HOME

This extra-spacious semi (1,430 sq ft above grade!) brings the kind of main floor you feel the second you walk in. Living and dining rooms that stretch through the house—room to host, room to sprawl, room to finally not bump into each other. A brilliant modification to the living room doorway now allows for proper furniture placement for real life, oriented around the warmth of a wood-burning fireplace.

Original character still shows up in all the right ways—stained glass, wainscoting—now paired with updated hardwood floors, replaced interior doors and trim, and refreshed windows that make the whole home feel solid and current.

A kitchen that just keeps going thanks to a smart bump-out—heated floors underfoot and an eat-in area where mornings (and homework, and late-night chats) naturally land.

And the backyard? It's a whole scene. South-facing = sunshine all day. Pergola, deck, lush greenery that twinkle in the light...private, peaceful, and very easy to fall into.

Upstairs hits all the right notes: generously sized bedrooms and an updated bathroom with heated floors. Downstairs? A fully usable rec room, home office space, functional laundry, and a beautifully finished washroom (yes—heated floors here too). Nothing wasted. Everything thoughtful.

A true mudroom front entry keeps life contained (goodbye boots in the hallway), and the detached garage is as neat as they come—perfect for projects, storage or your future studio era. Could also be used for parking (with fence adjustment), although the sellers routinely park out front.

And then there's Brookdale. Community-driven, neighbourly, and walkable to everything—the subway, Yonge St and Avenue Rd, coffee, dinners, local shops. With adored John Wanless right across the street, plus Glenview, Lawrence Park Collegiate, and Blessed Sacrament schools all within reach.

More space. More ease. More home.

## IMPROVEMENTS & RENOVATIONS:

- Owned water heater replacement (2025)
- Major exterior plumbing upgrades - clean-outs & connection to city pipe (2024-2025)
- Interior painting (2024)
- Hardwood floors (2019)
- New rear deck (2018)

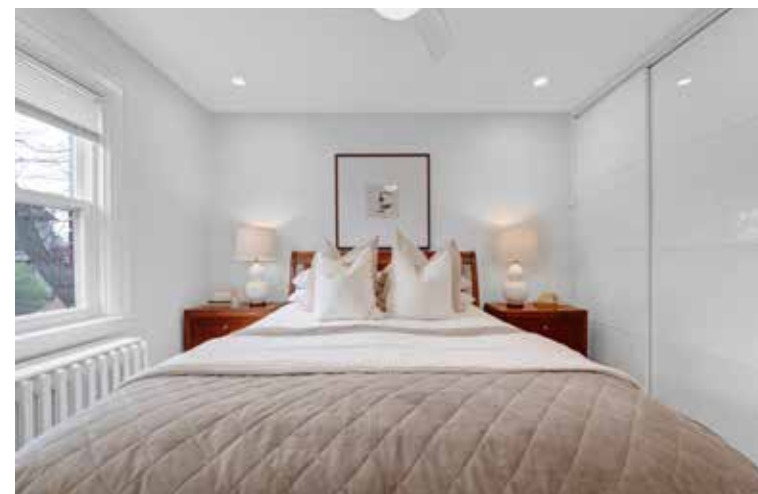
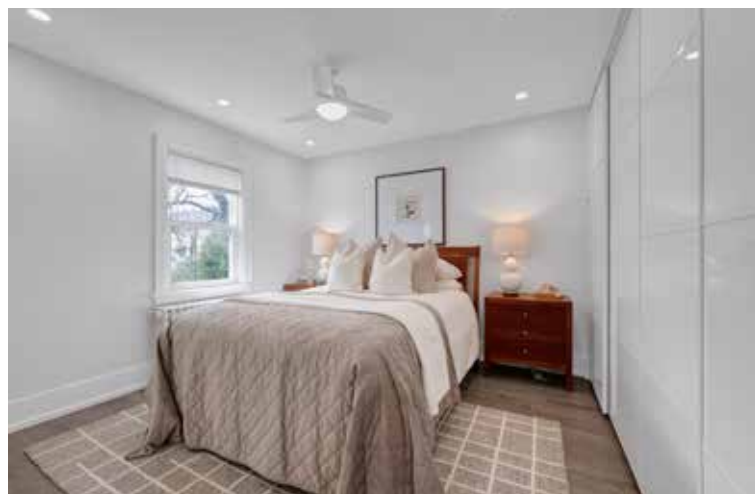
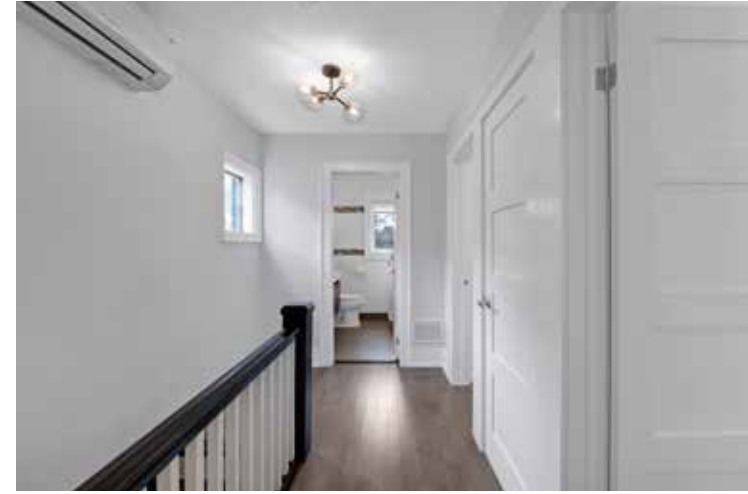


## ADDITIONAL INFO

- Property Taxes:** \$8,233.19 (Annual in 2025)
- Lot Size:** 23.33 feet frontage and 110.00 feet depth (as per geowarehouse)
- Parking:** 1 car detached garage accessed through mutual driveway  
*(Note: The seller has consistently parked on the unlicensed front pad since 2017 without issue)*
- Square Footage:** 1,430 sq ft per MPAC plus 612 sq ft lower and 221 sq ft garage per floor plans
- Possession:** 60 Days/TBD
- Heating:** Radiant gas heating and two ductless wall unit air conditioners
- Inclusions:** Stove (Frigidaire), Refrigerator (GE), Microwave (GE), Dishwasher (Miele), Washer (LG), Dryer (LG), Wine Fridge, All Parts of Boiler and Two Ductless Air Conditioning Units, Hot Water Tank, All Built-in and Attached Shelving, Wall Hooks in Mud Room and Hallway, All Window Coverings and All Electrical Light Fixtures, Work Benches in Garage
- Exclusions:** Attached Television, Television Wall Mount, and Attached Speakers. All exterior furniture, Gas BBQ and lawn care tools are negotiable
- Rental Equipment:** None

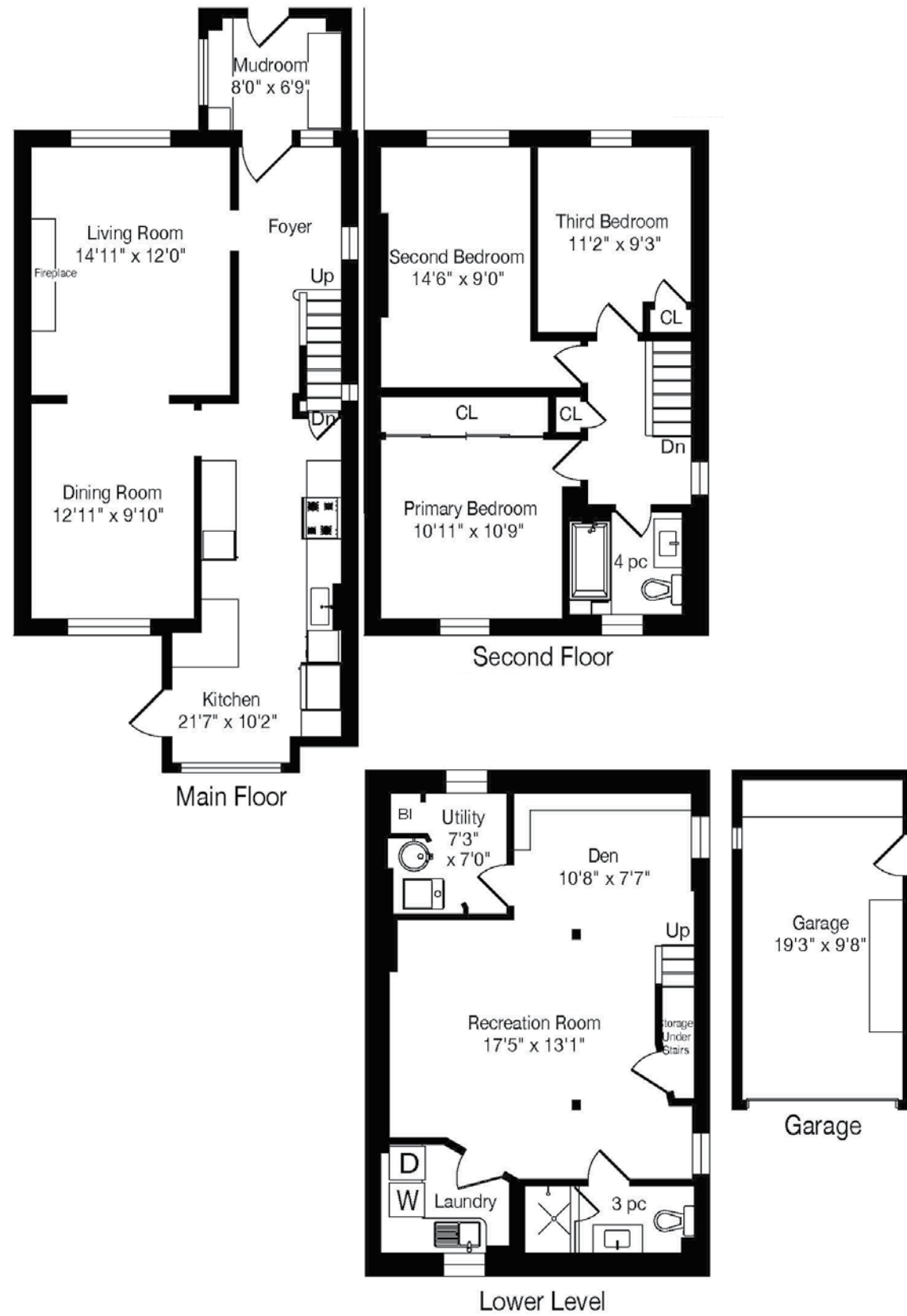
A Home Inspection Report dated April 28th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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.



#### John Wanless Junior Public School

Designated Catchment School  
Grades PK to 6  
245 Fairlawn Ave

#### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Drive

#### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

#### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

#### ÉE Mathieu-da-Costa

Designated Catchment School  
Grades PK to 6  
116 Cornelius Pkwy

#### 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 6 recreation facilities within a 20 minute walk from this address.



#### Brookdale Park

410 Fairlawn Ave  
6 mins

#### Woburn Avenue Playground

75 Woburn Ave  
6 mins

6 mins

#### Otter Creek Centre

140 Cheritan Ave  
10 mins

6 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds      1 Splash Pad  
2 Rinks                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 11 minute walk away, and the nearest street transit stop is a 6 minute walk away.

**Nearest Rail Transit Stop**  
Lawrence Station

11 mins

**Nearest Street Level Transit Stop**  
Avenue Rd At Fairlawn Ave

6 mins

### 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**  
3135 Yonge St

**Police Station**  
75 Eglinton Ave W

HoodQ

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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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279Brookdale.com

ROYAL LEPAGE Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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