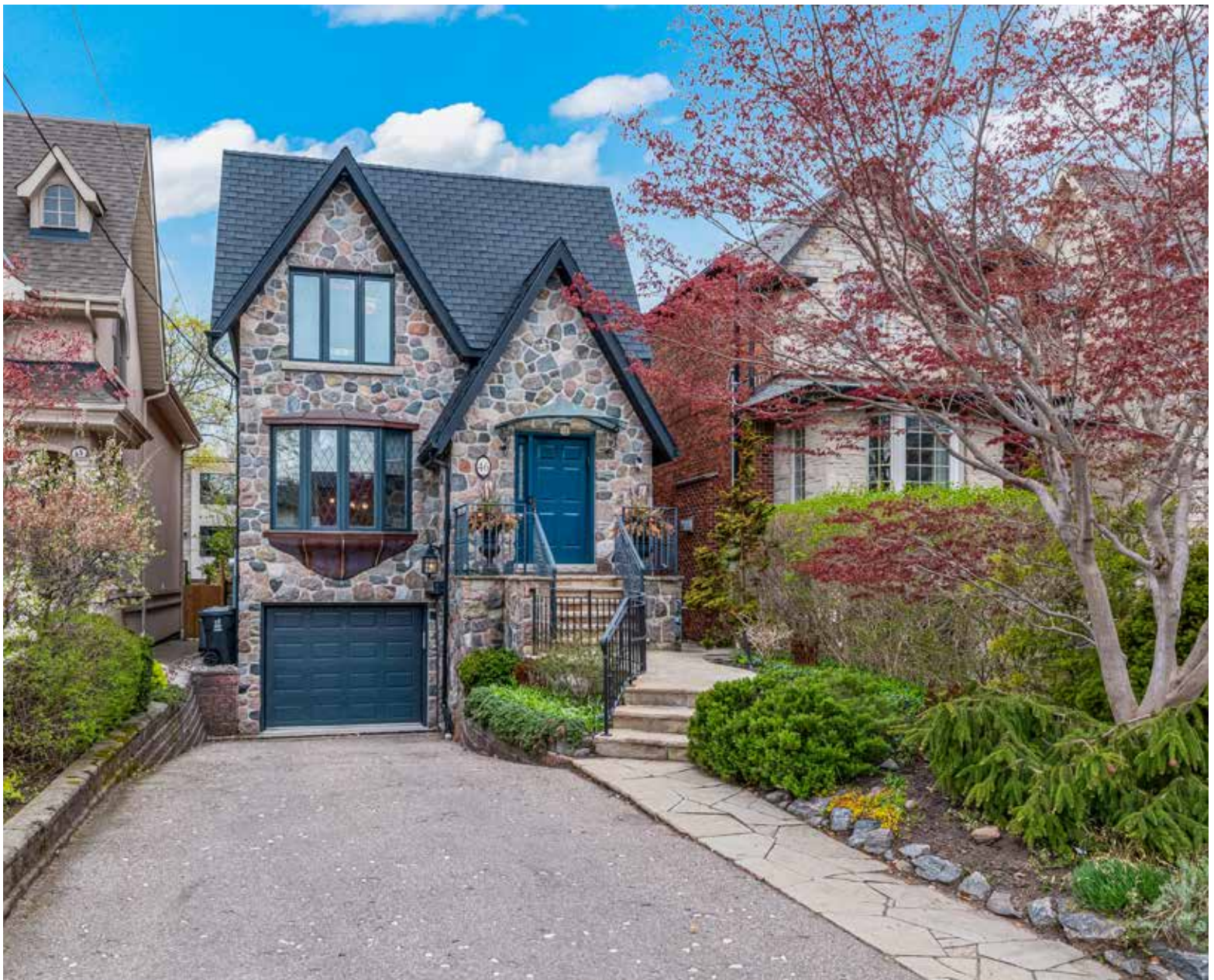


THE MILLS TEAM

is proud to present

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46 ESGORE  
DRIVE



[46Esgore.com](http://46Esgore.com)



## WELCOME HOME

- Located in the heart of the family friendly Cricket Club neighbourhood this home offers timeless charm and elegant living created through thoughtful design and renovation
- The ideal blend of family functionality and welcoming spaces for effortless entertaining
- Bright walk-up basement with 4th bedroom, full washroom, recreation room and direct access to the built in garage and driveway. A mudroom that dreams are made of!
- Integrated window glass protection and professional drop-down shutters create a comprehensive security system
- Peace of mind with an automatic whole-home generator
- Top rated public and private schools at all levels
- Stroll to shops and restaurants on Yonge St. Quick access to the Subway and 401 Highway. Convenience is at your doorstep

## RENOVATIONS & IMPROVEMENTS BY CURRENT OWNER SINCE 2024:

- New doors & hardware on main and second floor
- Security film on main and lower level windows
- Privacy film on primary bathroom window
- High grade aluminum security shutters on main and lower level (4 are electric)
- New window coverings throughout
- Enhanced lighting in kitchen and primary bedroom
- Many kitchen updates:
  - Refaced island in oak
  - New high-end sink and faucet with garburator
  - New backsplash
  - New countertops
  - New cabinet end panel
  - Added custom coffee station
  - Added custom pantry
- Powder room redone including new fixtures (sink & toilet) and wallpaper
- New wallpaper in living room
- Interior painting throughout the main and second floor
- Installed two California closets in primary bedroom
- Added new cabinets in laundry room
- New Hot water tank
- Kohler automatic generator for the whole house
- Exterior front steps and walkway redone with new railing
- Sanded and re-stained back deck with long lasting stain
- Changed main spring on garage door
- Added exterior keypad to garage door



## ADDITIONAL INFO

- Property Taxes:** \$14,087.83 (Annual in 2026)
- Lot Size:** 30 feet x 125 feet
- Parking:** Built-in single car garage plus private driveway with parking for 2 cars
- Possession:** 60 Days / TBD
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$233/month (2025)  
*Gas:* Approx. \$113/month (2025)  
*Water/Waste:* Approx. \$90/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - GE refrigerator/freezer, Wolf range with gas burners, Vent-A-Hood exhaust hood, Bosch dishwasher and Panasonic microwave. GE refrigerator/freezer in basement, Frigidaire wine fridge in basement, Kenmore washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings, all drapery tracks and rods, attached TV & wall mount in basement, built-in speakers in living room, security system and all related equipment (monitoring extra), central vacuum and all related equipment, hot water tank, hot tub and all related equipment, inground sprinkler system in front and backyard and all related equipment, pergola in backyard, all outdoor lighting, gas hookup for BBQ, garden shed under deck, electric garage door opener and two remotes, EV car charger, Shaw Direct satellite dish and City of Toronto garbage and recycling containers
- Exclusions:** Ring doorbell and all related equipment
- Rental Equipment:** Central air conditioner, furnace, air cleaner, humidifier and thermostat (HVAC Lease Reliance - \$129.99/month)

A Home Inspection Report dated April 27th, 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 good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



#### Nearby Schools

##### Armour Heights Public School

Designated Catchment School  
Grades PK to 8  
148 Wilson Ave

##### Lawrence Park Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
125 Chatsworth Drive

##### Northern Secondary School

Designated Catchment School  
Grades 9 to 12  
851 Mt Pleasant Rd

##### 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

##### Claude Watson School for the Arts

Grades 4 to 8  
130 Doris Ave

### PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.



##### Armour Heights Community Centre

2140 Avenue Rd



7 mins

##### York Mills Valley Park

3865 Yonge St



14 mins

##### Old Orchard Park

465 Old Orchard Grove



10 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 5 Tennis Courts
- 1 Community Centre
- 2 Trails
- 1 Fitness/Weight Room
- 1 Gym

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away, and the nearest rail transit stop is a 16 minute walk away.

#### Nearest Rail Transit Stop

York Mills Station



16 mins

#### Nearest Street Level Transit Stop

Avenue Rd At Dunblaine Ave



5 mins

### 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 4km.

#### Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

#### Fire Station

10 William Carson Cres

#### Police Station

75 Eglinton Ave W



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**THE MILLS TEAM**



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