

THE MILLS TEAM

is proud to present

422 DAVISVILLE
AVENUE



422Davisville.com



WELCOME HOME

Nestled in the heart of Davisville Village and within the coveted Maurice Cody school district, this is the kind of family home that rarely comes available and even more rarely checks every box. Thoughtfully redesigned for modern living, the main floor was completely reimaged with a rear addition to create an expansive open-concept layout that feels both stylish and exceptionally functional for everyday family life.

A proper foyer with closet storage, a custom window bench, statement gas fireplace, oversized centre kitchen with abundant cabinetry and prep space, dedicated office nook, and a sun-filled rear family room wrapped in windows all come together to create a home designed for real life—not just photos. Whether you're hosting friends, keeping an eye on little ones, or enjoying a quiet morning coffee overlooking the garden, every space feels intentional.

Upstairs, the king-sized primary retreat is accompanied by two additional bedrooms and a beautifully renovated family bathroom, while the excavated lower level offers the kind of ceiling height and open recreation space that's nearly impossible to find in the neighbourhood, complete with a second renovated bathroom. Bright throughout with newer oversized windows, hardwood flooring on the main and second floors, updated mechanics including forced air heating and cooling, and exceptional built-in storage throughout.

Outside, enjoy a charming front porch made for evening chats with neighbours, a private city garden, and perhaps most importantly—a rare private driveway with parking for two cars.

All of this just steps to the best of midtown living: Maurice Cody, neighbourhood parks, and the shops, cafés, and restaurants along Yonge Street, Mount Pleasant, and Bayview. An easy commute downtown with quick access out of the city when needed. This is Davisville family living at its best.

\$50,000 SPENT IN RECENT UPDATES AND IMPROVEMENTS

- Interior painting (2026)
- East exterior wall waterproofing and sump pump installation (2026)
- Basement closet doors installed (2026)
- Lawn mowing prepaid for the 2026 season (April to early September)
- Roof reshingled and new flat roof membrane (2024)
- New Kohler toilets (2023 & 2021)
- New air conditioner (2021)
- Back water valve installed (2021)
- Basement flooring including staircase installed (2021)
- Replaced shower heads
- Updated lighting throughout
- Updated kitchen hardware



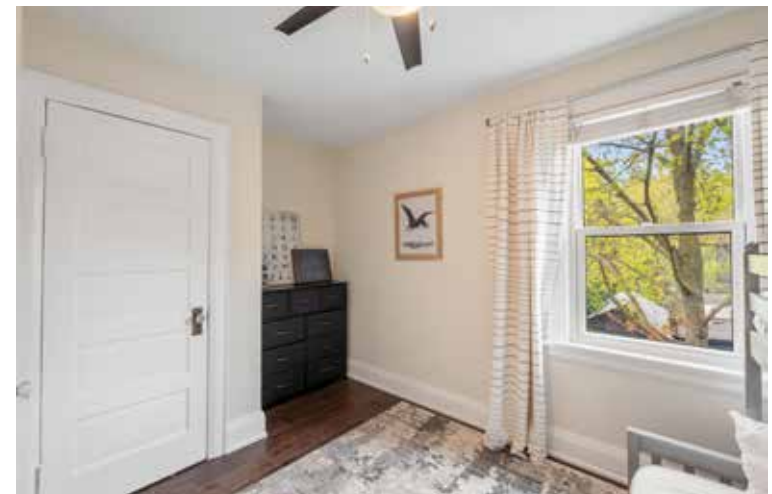
ADDITIONAL INFO

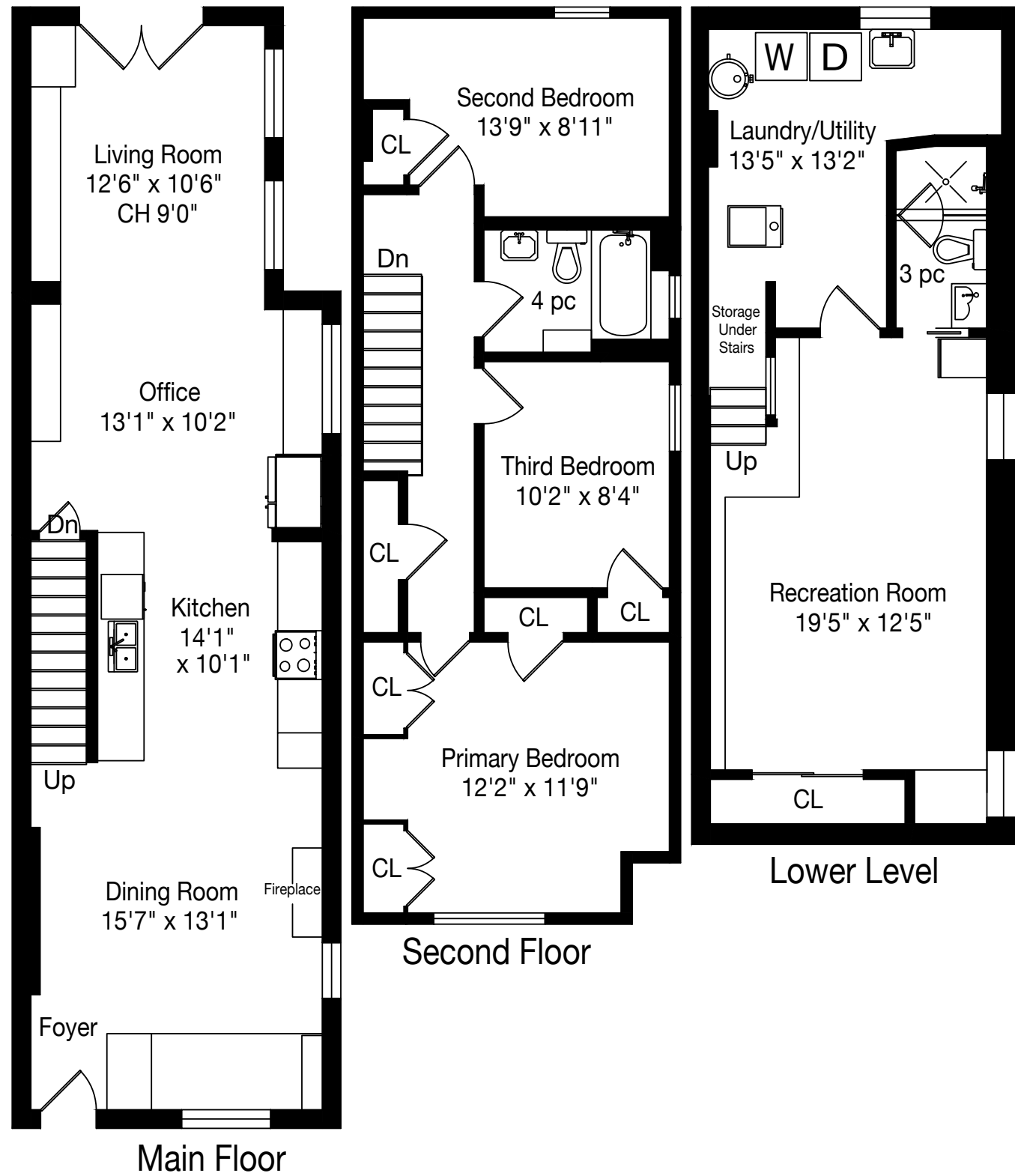
- Property Taxes:** \$7,734.49 (Annual in 2026)
- Lot Size:** 21.42 feet frontage and 100.00 feet depth (as per geowarehouse)
- Square Footage:** 1,287 sq ft plus 540 sq ft per floor plans
- Possession:** 60 Days/TBD
- Parking:** Private driveway parking for 2 cars
- Utility Costs:** *Electricity:* Approx. \$195/month (2025-2026)
Gas: Approx. \$77/month (2025-2026)
Water/Waste: Approx. \$99/month (2025-2026)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (KitchenAid), Hood Exhaust (Ancona), Refrigerator (Fisher Paykel), Microwave (LG), Dishwasher (GE Profile), Washer (Electrolux), Dryer (Electrolux), All Parts of Furnace and Central Air Conditioner, Hot Water Tank, All Built-in and Attached Shelving, TV Wall Mount in Living Room, All Window Coverings (except where excluded below) and All Electrical Light Fixtures, Garden Shed
- Exclusions:** Living Room TV and Bedroom Curtains
- Negotiable:** Basement Refrigerator and Backyard Swingset
- Rental Equipment:** Hot water tank (approx. \$29.23 per month)

A Home Inspection Report dated May 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.



Nearby Schools

Maurice Cody Junior Public School
Designated Catchment School
Grades PK to 5
364 Belsize Dr

Northern Secondary School
Designated Catchment School
Grades 9 to 12
851 Mt Pleasant Rd

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Hodgson Middle School
Designated Catchment School
Grades 6 to 8
529 Vaughan Road

ÉE Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

PARKS & REC

This home is located in park heaven, with 3 parks and 14 recreation facilities within a 20 minute walk from this address.



Pottery Playground
601 Merton St

Maurice Cody Community Centre
181 Cleveland St

4 mins

5 mins

Hodgson Public School Grounds
282 Davisville Ave

6 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 3 Playgrounds | 1 Community Centre |
| 2 Rinks | 1 Splash Pad |
| 2 Basketball Courts | 2 Sports Courts |
| 1 Ball Diamond | 1 Gym |
| 2 Sports Fields | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 19 minute walk away, and the nearest street transit stop is a minute walk away.

Nearest Rail Transit Stop
Davisville Station

19 mins

Nearest Street Level Transit Stop
Davisville Ave At Forman Ave

<1 min

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 2km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
231 Mcrae Dr

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**
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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