

THE MILLS TEAM

is proud to present

6 MUNFORD
CRESCENT



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6 MUNFORD IS CALLING... AND IT'S TIME TO ANSWER

Step through the door and into a home that has held decades of laughter, milestones, and everyday magic—cherished by the same family since 1968. Mornings begin in the beautifully renovated eat-in kitchen, where sunlight pours in and coffee lingers a little longer. From there, the home opens into a bright, expansive living and dining space—perfect for holiday dinners, birthday candles, and the simple joy of being together.

A rare main floor family room invites you to slow down, with views of the landscaped backyard where summers are spent outdoors and evenings stretch just a little later. A convenient main floor three-piece bath adds ease to busy family days.

Upstairs, three generous bedrooms offer peaceful retreats—quiet corners for rest, growth, and dreaming. Downstairs, the lower level with its separate entrance holds endless possibility: an in-law suite, income potential, or a space that grows with your family's needs. A crawl space ensures there's room for everything you've gathered along the way.

Set on a rare, nearly 50-foot-wide lot, with a garage and a wide driveway for two cars, this home blends space and practicality with effortless charm. Just moments from George Webster Park and Taylor Creek Park, and close to schools, shops, and transit, it's a place where convenience meets connection.

A home filled with history, ready to hold new memories.

RECENT UPDATES & IMPROVEMENTS:

- New Vinyl Flooring in Basement (2026)
- New Tile in Foyer (2026)
- Updated Light fixtures (2026)
- Removed Broadloom and Rejuvenated Hardwood Flooring (2026)
- Driveway redone (2025)
- New furnace and central air conditioner (2023)
- Washer/Dryer replaced (2021)
- Renovated Kitchen and Appliances (2018)
- Bathroom updates (2014)



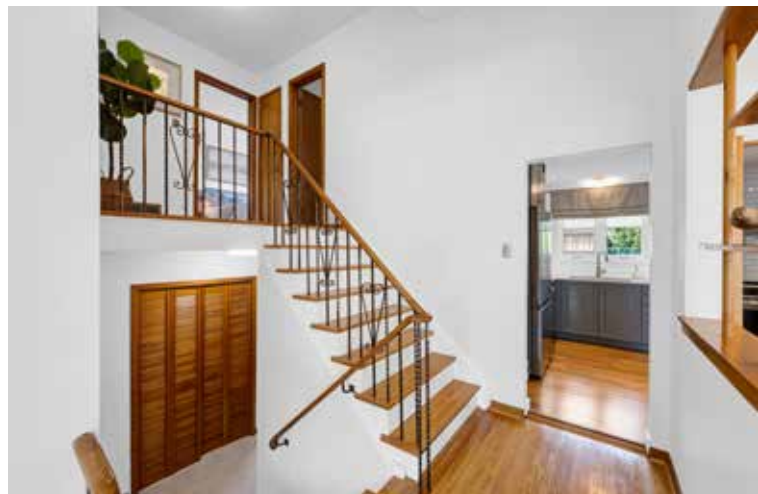
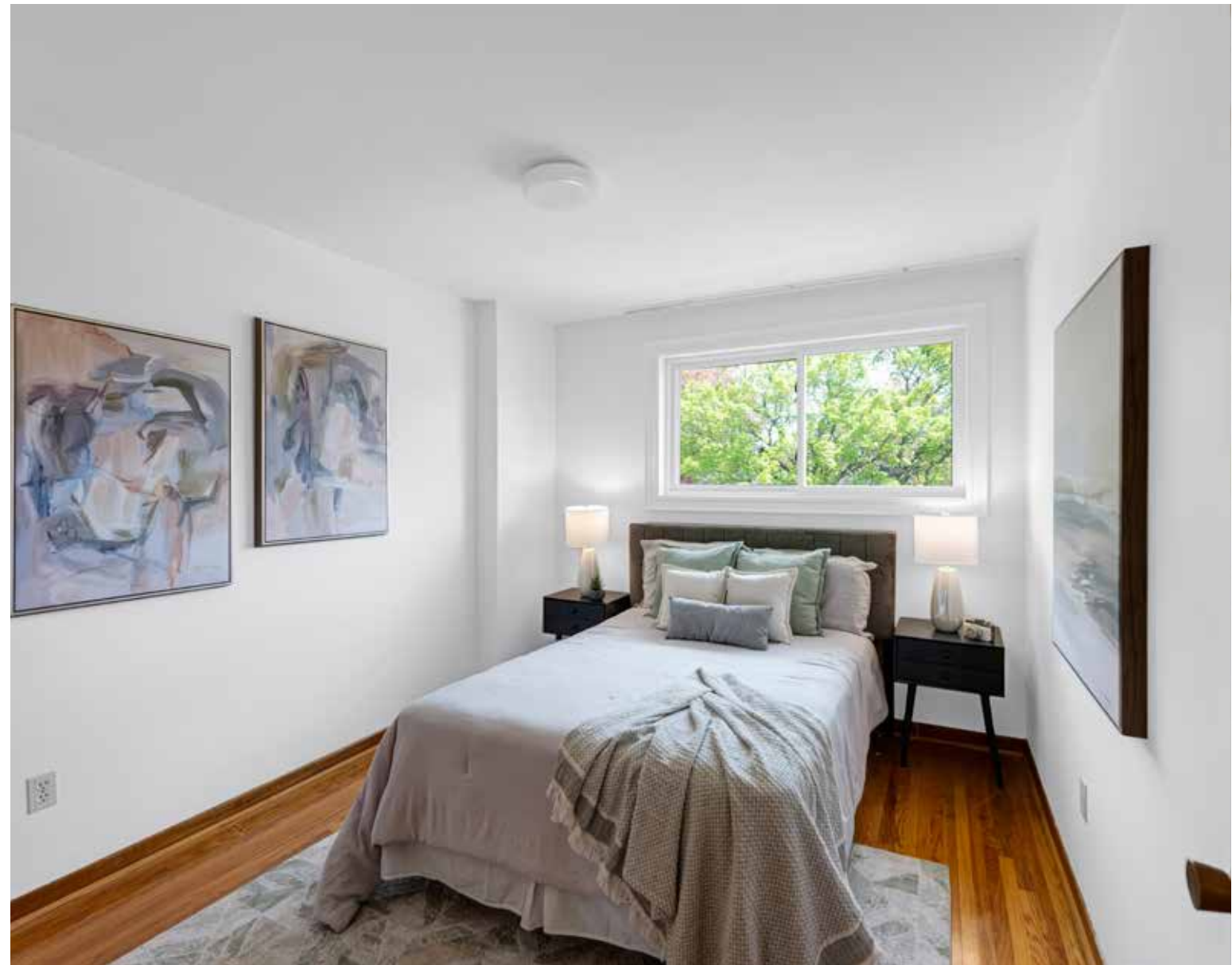


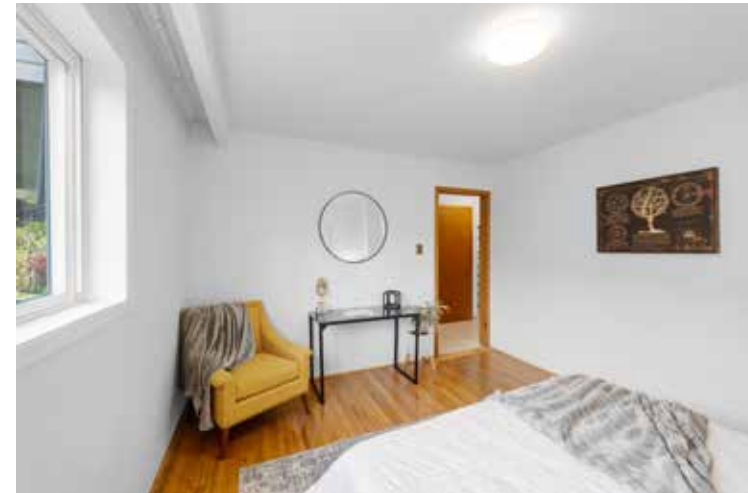
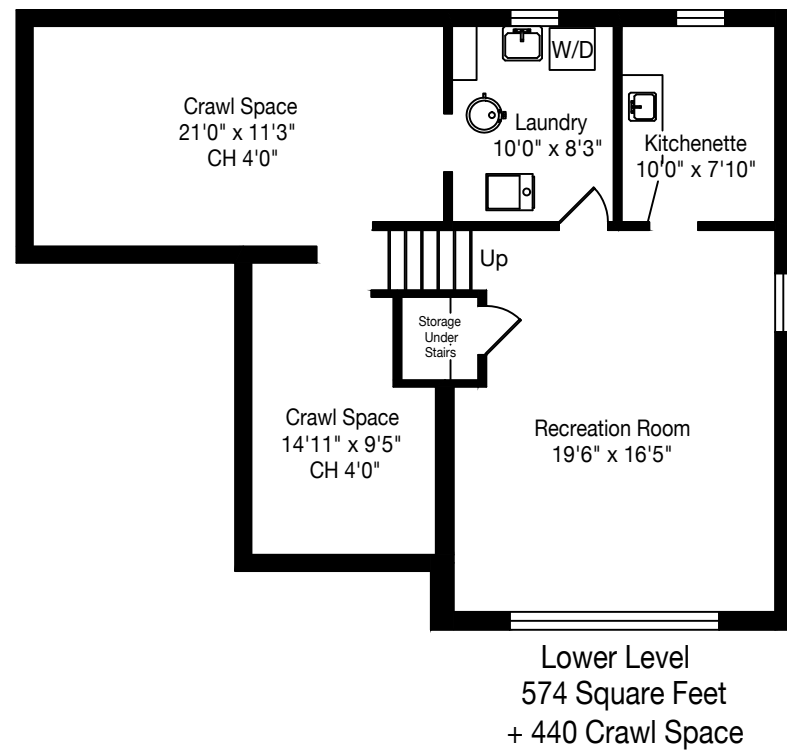
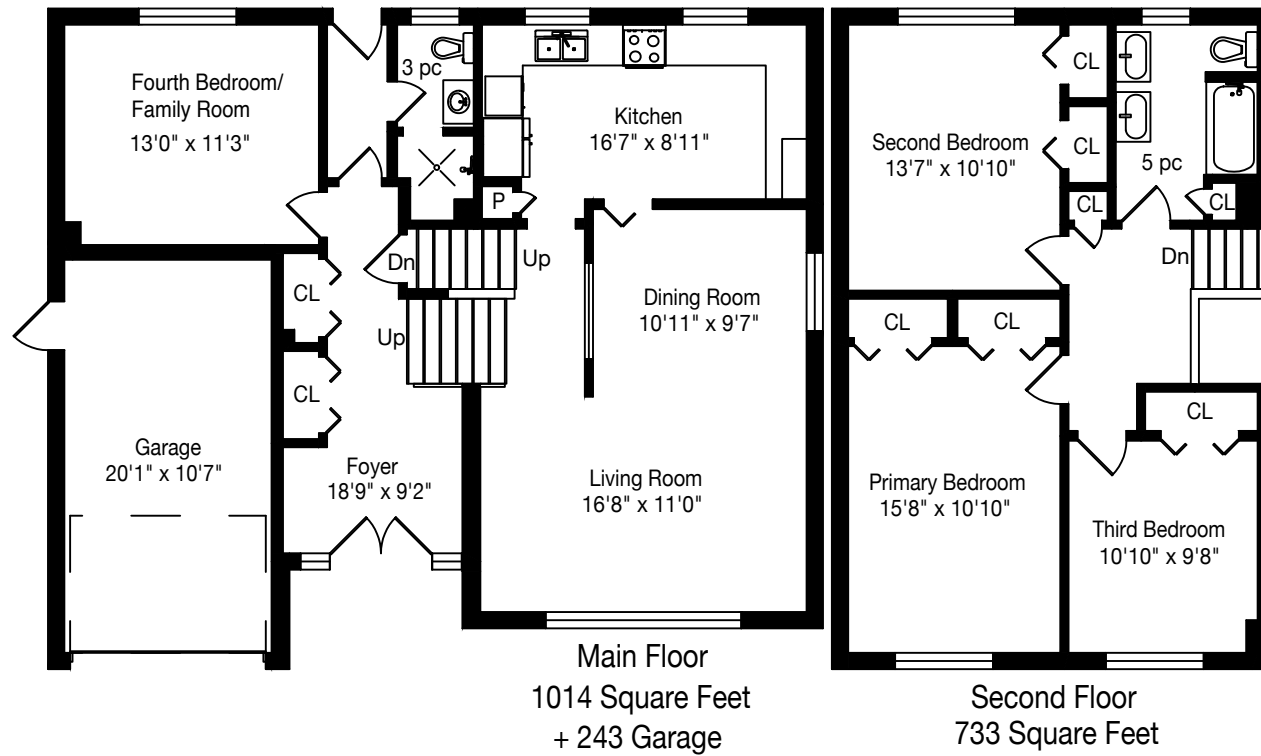
ADDITIONAL INFO

- Property Taxes:** \$5,421.89 (Annual in 2026)
- Lot Size:** 48.5 feet frontage and 83.10 feet depth (as per geowarehouse)
- Square Footage:** 1,747 sq ft plus 574 sq ft lower, 440 sq ft crawl space and 243 sq ft garage per floor plans
- Possession:** 30-60 Days/TBD
- Parking:** 1 car built-in garage and private driveway parking for 2 cars
- Utility Costs:** *Electricity:* Approx. \$89/month (2025-2026)
Gas: Approx. \$82/month (2025-2026)
Water/Waste: Approx. \$127/month (2025-2026)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (Frigidaire), Hood Vent (IKEA), Refrigerator (Samsung), Dishwasher (IKEA), Stacked Washer & Dryer (GE), All Parts of Furnace and Central Air Conditioner, All Built-in and Attached Shelving, All Window Coverings, All Electrical Light Fixtures, and Garage Opener (1)
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (Energcare - \$29.84/month)

A Home Inspection Report dated May 15th 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

George Webster Elementary School

Designated Catchment School
Grades PK to 8
50 Chapman Ave

East York Collegiate Institute

Designated Catchment School
Grades 9 to 12
650 Cosburn Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 10
24 Mountjoy Ave

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Broadlands Public School

Grades K to 5
106 Broadlands Blvd

PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.

Taylor Creek Park

260 Dawes Rd
2 mins

2 mins

Donora Park

17 Donora Dr
7 mins

7 mins

George Webster Park

30 Chapman Ave
2 mins

2 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Ball Diamond
1 Sports Field
2 Splash Pads
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 16 minute walk away, and the nearest street transit stop is a 4 minute walk away.

Nearest Rail Transit Stop

Victoria Park Station

16 mins

Nearest Street Level Transit Stop

Ferris Rd At Ferris Cres

4 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.

Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave

Fire Station

1313 Woodbine Ave

Police Station

101 Coxwell Ave



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ROYAL LEPAGE Signature
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