

THE MILLS TEAM

is proud to present

39 COLERIDGE
AVENUE



39Coleridge.com



WELCOME HOME

- Stunning modern residence flooded with natural light that offers the perfect blend of sophistication and everyday functionality
- Thoughtfully designed home showcasing soaring ceilings, expansive windows, and an exceptional open-concept floor plan
- The main level seamlessly connects the elegant living and family rooms to a large designer kitchen complete with a built-in wine fridge, abundant pantry storage, extensive cabinetry, and oversized prep space
- Luxurious primary retreat feels like a private sanctuary, featuring a walk-out balcony, generous custom closet space, and a spa-inspired 5-piece ensuite with double vanity and deep soaking tub
- Every room in the home is bright, airy, and intentionally designed with comfort and functionality in mind
- Three skylights ensure light fills the home year-round
- Complete with upstairs laundry for the utmost convenience
- Fully finished walk-out lower level offers incredible versatility with the potential to create a separate income-generating basement apartment, guest suite, or multigenerational living space
- The current pantry has the washer/dryer hookup ready
- The low maintenance backyard oasis complete with a gas line for your BBQ and fire table to enjoy immediately
- An unbeatable location just steps to Woodbine Subway Station and the Danforth for shops, and restaurants
- A great family friendly neighbourhood with access to the wonderful Stan Wadlow Park & Taylor Creek Trail
- The Danforth GO Station is only minutes away!



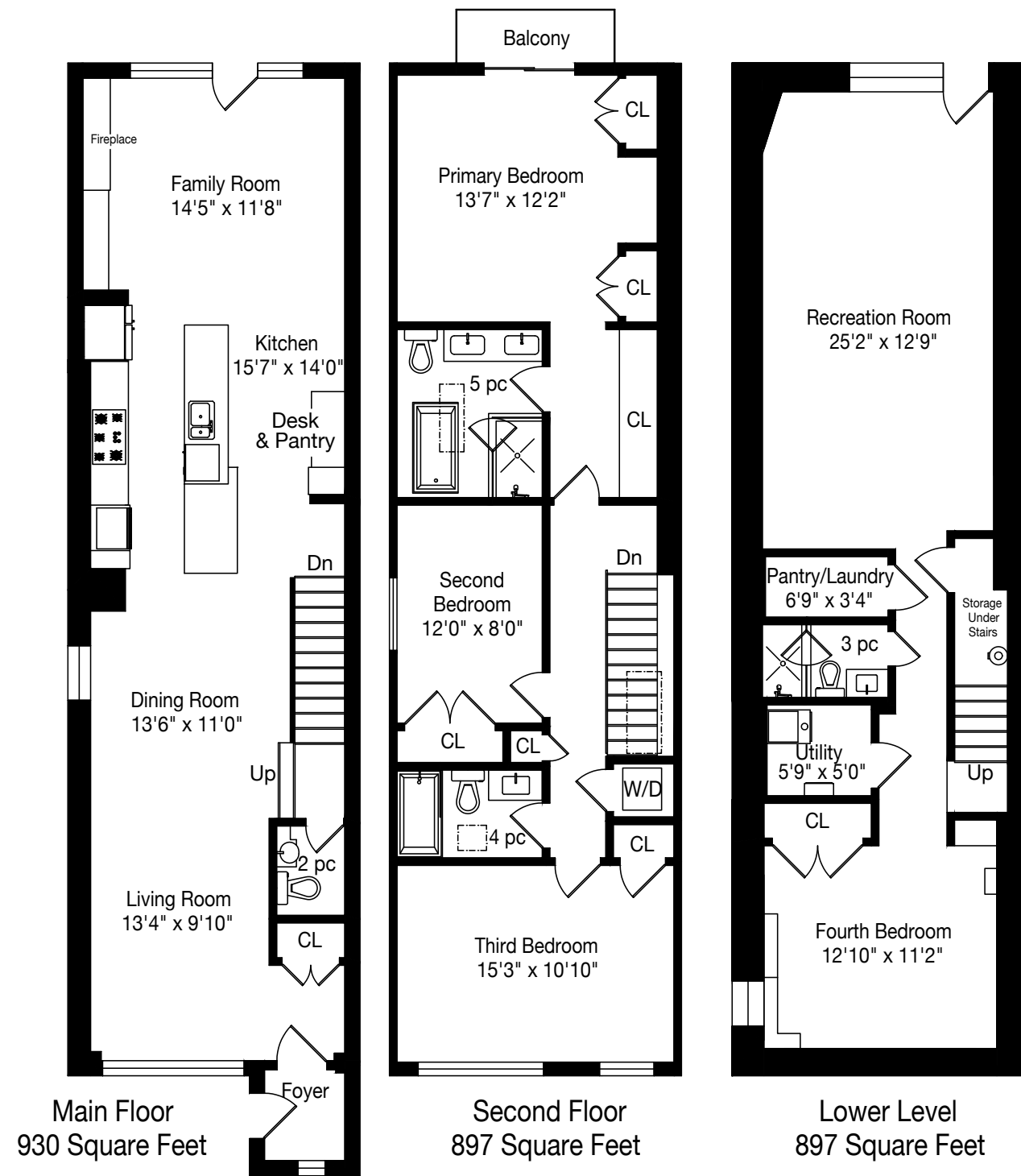
ADDITIONAL INFO

- Property Taxes:** \$7,518 (Annual in 2025)
- Lot Size:** 20 feet x 123.45 feet
- Parking:** One car detached garage with a mutual driveway and parking for one car
- Square Footage:** 1,827 sq ft plus 897 sq ft lower per floor plans
- Possession:** 60-90 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Hydro:* Approx. \$107.00/month (2025-2026)
Water: Approx. \$110.00/month (2025-2026)
Gas: Approx. \$46.00 /month (2025-2026)
- Inclusions:** Inclusions: Refrigerator (Frigidaire), Cooktop (Bosch), Wall Oven (Bosch), Dishwasher (Bosch), Washer and Dryer (LG), All built-in and Attached Shelving Except Those Excluded, Central Vacuum, All Electric Light Fixtures, All Existing Window Blinds and Curtains Not Belonging to Stager, Main Floor Built-in Speakers, Bedroom Ceiling Fans (2), Phantom Screens (Main Floor & Basement), White Freestanding Storage Cabinet in Basement, Bidets (2), Nest Doorbell Camera, Attached Gas BBQ, Garage Door Opener and Remote, City of Toronto Garbage and Recycling Bins
- Exclusions:** Basement TRX Anchor, Basement Pantry Shelving, All Existing Window Coverings Belonging to Stager
- Rental Equipment:** Hot Water Tank (Approximately \$63.00/month)

A home inspection report dated May 14, 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

Gledhill Junior Public School

Designated Catchment School
Grades PK to 5
2 Gledhill Ave

D. A. Morrison Middle School

Designated Catchment School
Grades 6 to 8
271 Gledhill Ave

ÉE La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale 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

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 12 recreation facilities within a 20 minute walk from this address.



Terry Fox Recreation Centre

2 Gledhill Ave

3 mins

East Lynn Park

1949 Danforth Ave

6 mins

Gledhill Park

125 Gledhill Ave

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Dog Park
- 1 Rink
- 1 Ball Diamond
- 1 Sports Field
- 1 Community Centre
- 3 Splash Pads
- 1 Sports Court
- 1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 3 minute walk away, and the nearest street transit stop is a 3 minute walk away.

Nearest Rail Transit Stop
Woodbine Station

3 mins

Nearest Street Level Transit Stop
Woodbine Station

3 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 2km.

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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