

THE MILLS TEAM

is proud to present

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41 SOUTHVALE  
DRIVE



41Southvale.com



## WELCOME HOME

- A truly unique detached home in sought-after South Leaside
- Originally a two bedroom bungalow with an additional room over the garage. Ideal as a bedroom, family room or home office
- A spacious 2nd storey addition reinvented this home. Offering two additional upper bedrooms with soaring ceilings, excellent closet space and a full ensuite washroom
- The versatility continues in the lower level. Separate side door entrance allows for the possibility of lower level rental income. 2-piece washroom could be expanded into a full washroom. Plenty of storage space with laundry, potential kitchen and workshop
- Updated kitchen, washrooms, some hardwood floor and many newer windows allow you to move right in. Single family, multi-generational or potential income. The possibilities for how to live in and enjoy this home are endless
- Parking for two cars with a private driveway and built-in garage
- Sunny South-facing large backyard with private deck and BBQ gas line. A wonderful place to entertain family and friends
- TTC at your doorstep
- Quick access downtown on the Bayview Extension
- Stroll to shops, restaurants and everyday conveniences on Laird Dr, Millwood Rd and Bayview Ave
- Wonderful schools at all levels
- Numerous parks and trails for walking, running and biking
- You won't want to miss this special home



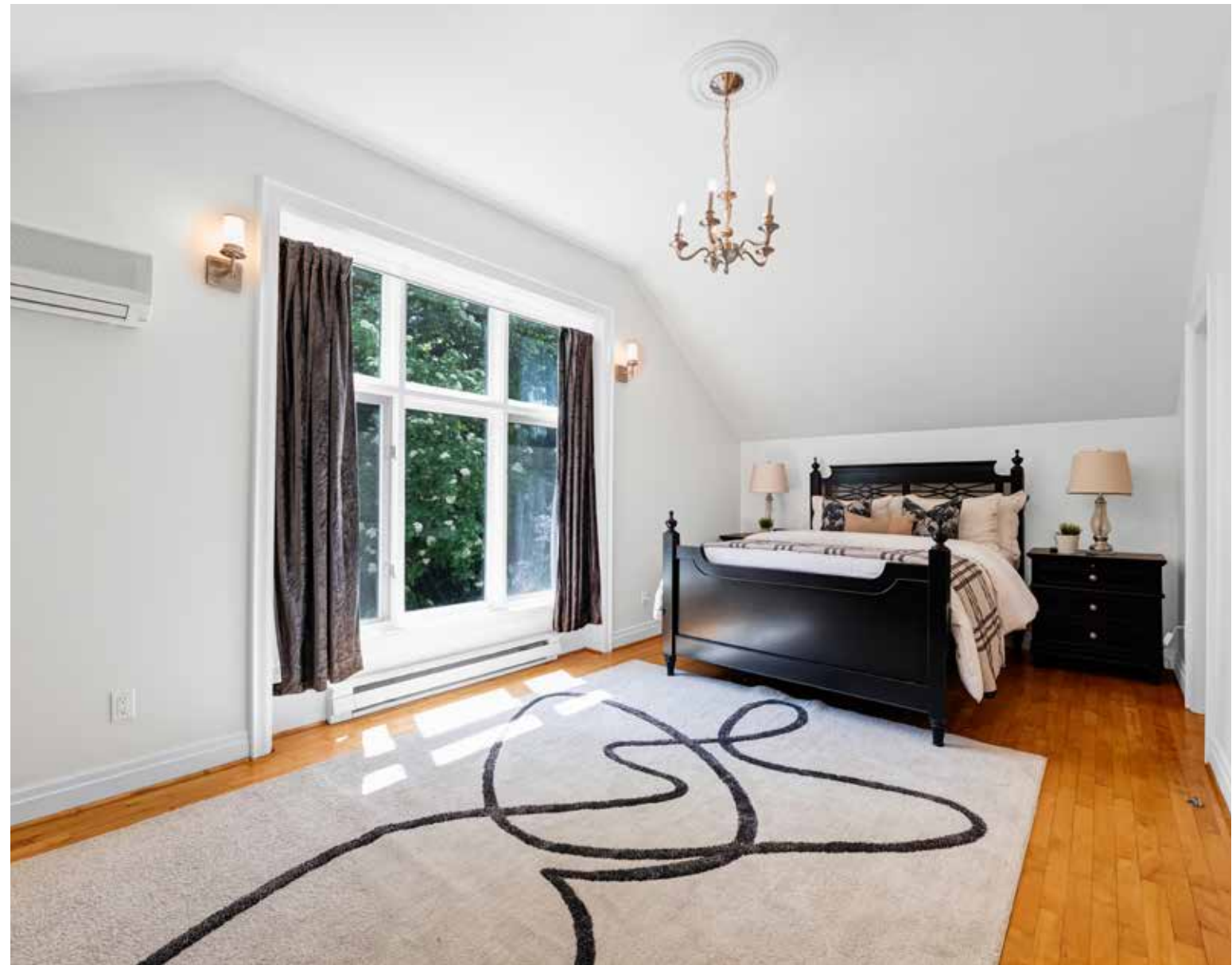
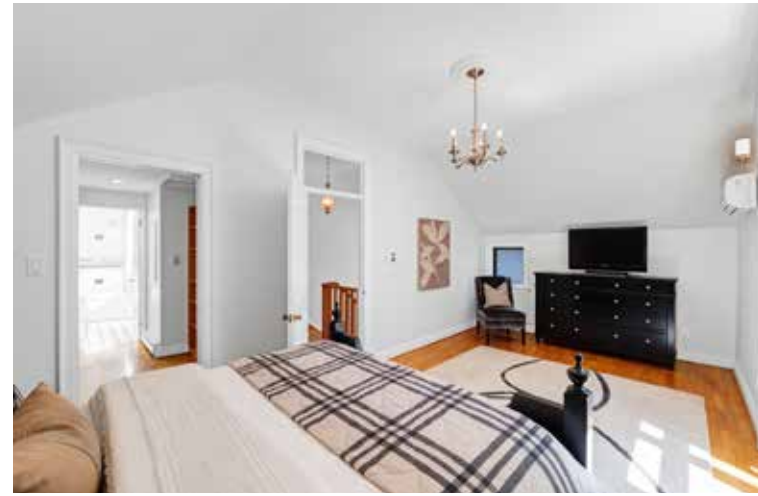
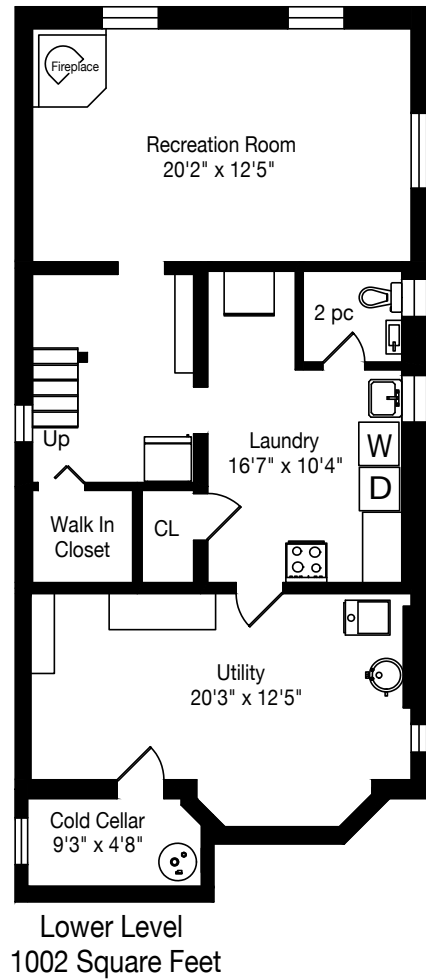
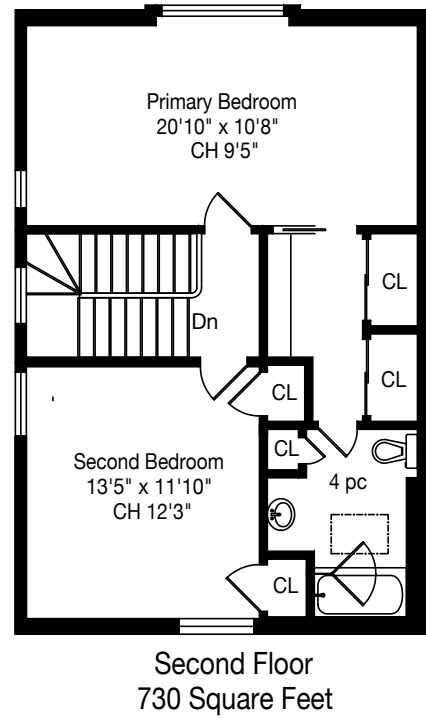
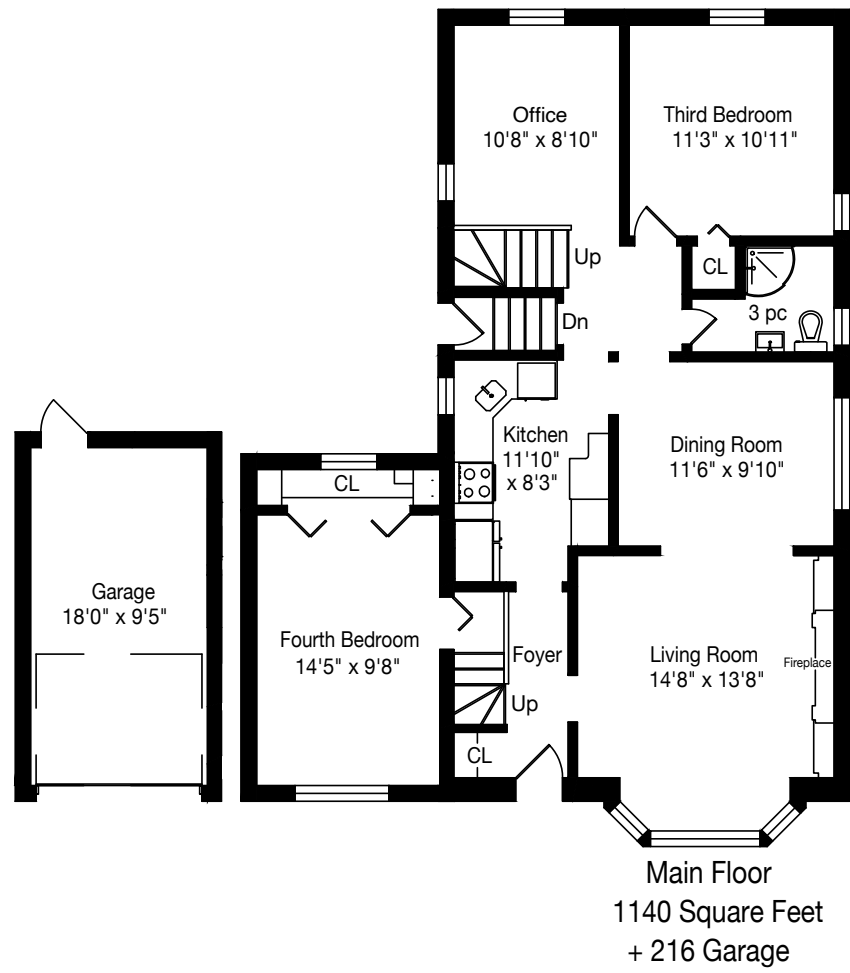
## ADDITIONAL INFO

- Property Taxes:** \$9,246.10 (Annual in 2026)
- Lot Size:** 35.25 feet x 126.25 feet (127.5' on East side)
- Parking:** Built-in single car garage plus private driveway with parking for 2 cars
- Possession:** 60 Days / TBD
- Heating:** Hot water gas boiler and electric baseboard heaters with ductless split system air conditioners (4 wall mounted heads - one located in each bedroom)
- Utility Costs:** *Electricity:* Approx. \$189/month (2025)  
*Gas:* Approx. \$163/month (2025)  
*Water/Waste:* Approx. \$73/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - Whirlpool refrigerator/freezer (water dispenser as-is), GE stove, Spagna Vetro exhaust hood, LG dishwasher and GE built-in microwave. GE washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings, all parts of boiler and ductless split system air conditioners (4 wall mounted heads), workbench in basement, gas hookup for BBQ, garden shed and City of Toronto garbage and recycling containers
- Exclusions:** Stainless Steel wine fridge, Stainless Steel LG refrigerator/freezer in basement, Stainless Steel Frigidaire stove in basement, Stainless Steel Broan exhaust hood in basement, Frigidaire standup freezer in basement and gas BBQ
- Rental Equipment:** Hot water tank (approx. \$30/month)

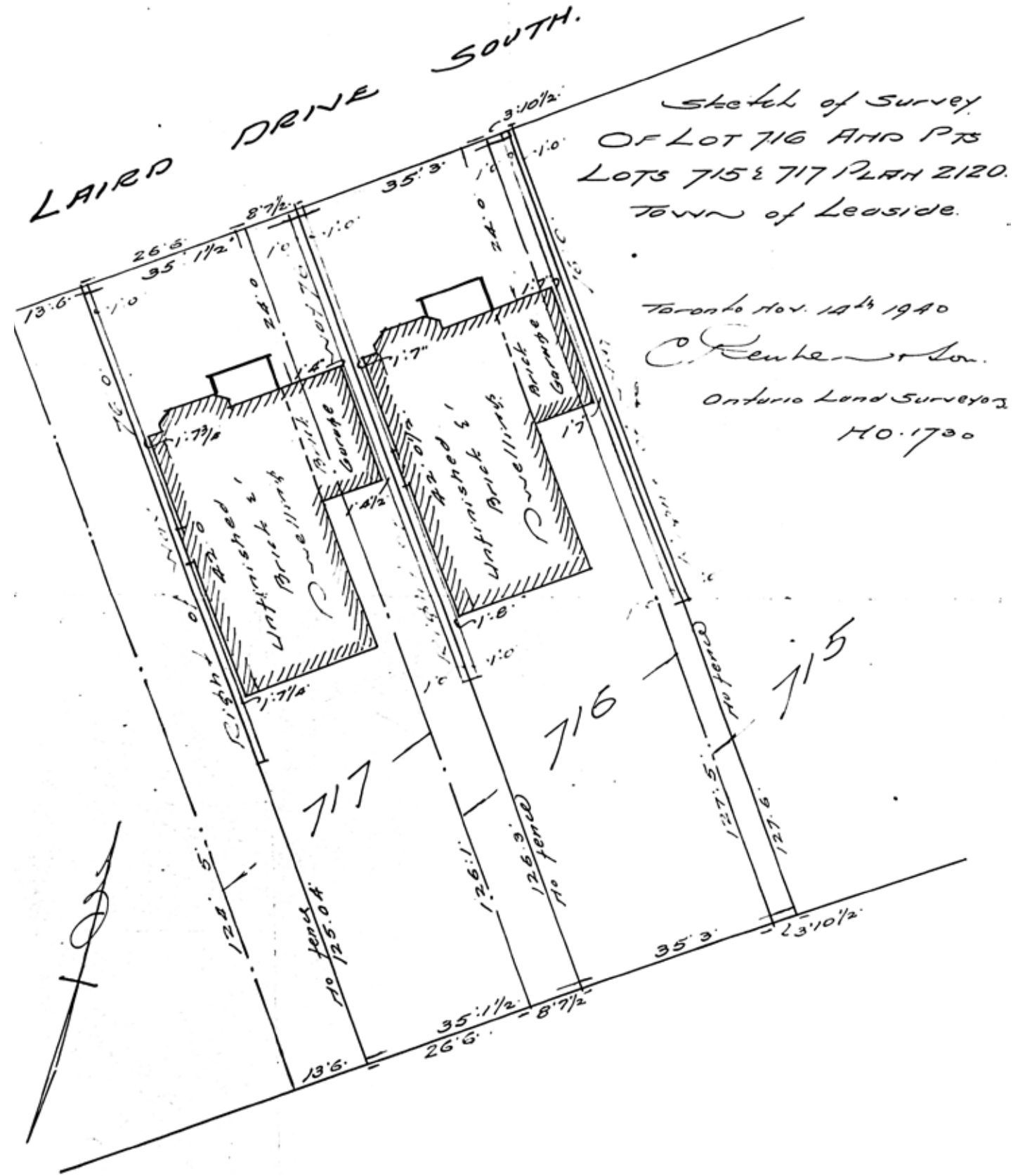
A Home Inspection Report dated May 22nd, 2026, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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### 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

##### Rolph Road Elementary School

Designated Catchment School  
Grades PK to 6  
31 Rolph Rd

##### Bessborough Drive Elementary and Middle School

Designated Catchment School  
Grades PK to 8  
211 Bessborough Dr

##### Leaside High School

Designated Catchment School  
Grades 9 to 12  
200 Hanna Rd

##### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

##### ÉÉ 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

##### Danforth Collegiate and Technical Institute

Grades 9 to 12  
800 Greenwood Ave

##### Kapapamahchakwew - Wandering Spirit School

Grades PK to 12  
16 Phin Ave

### PARKS & REC

This home is located in park heaven, with 3 parks and 23 recreation facilities within a 20 minute walk from this address.



##### Leaside Memorial Gardens Arena & Pool

1073 Millwood Rd



1 min

##### Crothers Woods

27 Redway Rd



7 mins

##### Trace Manes Park

110 Rumsey Rd



7 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground
- 1 Pool
- 1 Arena
- 9 Rinks
- 6 Tennis Courts
- 1 Ball Diamond
- 1 Sports Field
- 1 Community Centre
- 1 Splash Pad
- 1 Trail
- 1 Arts/Performance Facility
- 1 Fitness/Weight Room

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.7 km away, and the nearest street transit stop is a 3 minute walk away.

#### Nearest Rail Transit Stop

Chester Station

#### Nearest Street Level Transit Stop

Millwood Rd At Southvale Dr



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 3km.

#### 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