

THE MILLS TEAM

is proud to present

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90 ROSELAWN  
AVENUE



90Roselawn.com



## WELCOME HOME

- Location - Location - Location!
- Ideally situated one and a half blocks West of Yonge St. this home offers the perfect blend of mid-town convenience within a welcoming community
- Detached home with three large bedrooms, all with spacious closets
- Two updated kitchens and 2 full washrooms. Laundry on the 2nd floor and on the lower level
- Separate side door entrance allows for income potential, or enjoy the whole house for family living
- Move right in or continue to renovate to bring your vision to life
- Many newer windows. New hardwood floors on the 2nd level and newer hardwood floors on the main level
- The front porch and walkout from kitchen to backyard deck are ideal for entertaining
- Spacious and private 30' x 134' lot
- The wide mutual driveway provides easy on-site parking.
- Leave your car at home and walk to the Yonge St Subway and the Eglinton Crosstown LRT. Commuting in every direction is a breeze
- Stroll to all that Yonge St has to offer. Groceries, restaurants, boutiques, fitness studios and everyday conveniences are all within walking distance
- Walk to the hub of the neighbourhood at the North Toronto Memorial Community Centre with adjacent skating arena, playground and playing fields.
  - You will never run out of opportunities for exercise and fun
  - Indoor and outdoor pools, gymnasium, hobby classes, exercise room and more!
- Highly sought after schools at all levels. Allenby, Glenview Sr and North Toronto Collegiate
- A rare opportunity to live in one of Toronto's most sought-after vibrant neighbourhoods just steps from Yonge & Eglinton



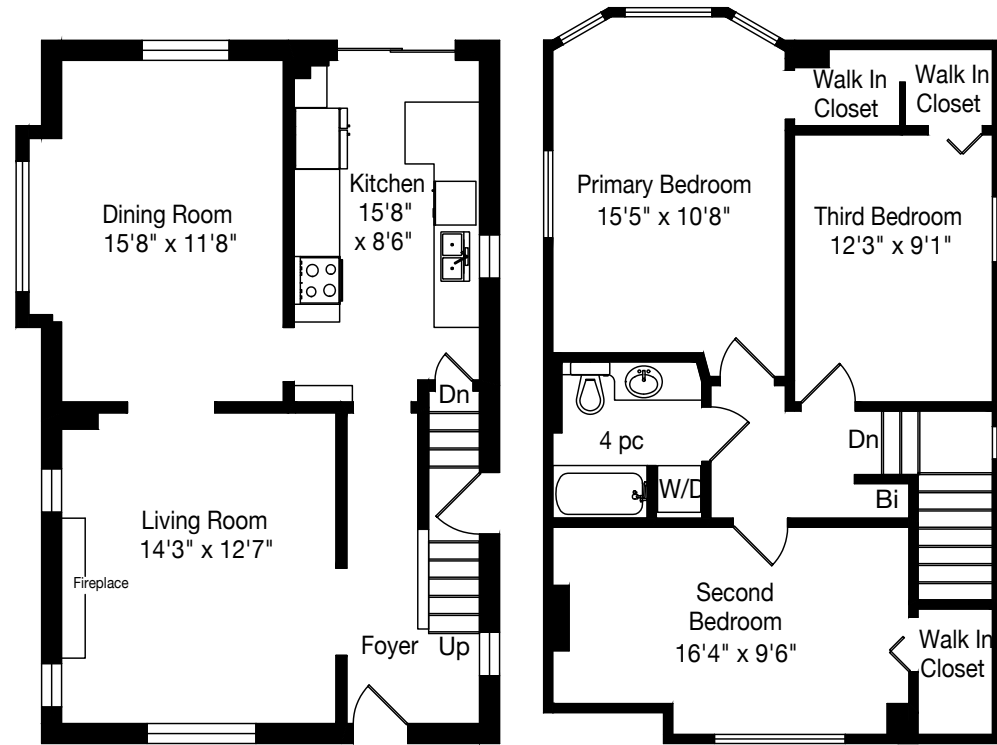
## ADDITIONAL INFO

- Property Taxes:** \$7,795.88 (Annual in 2026)
- Lot Size:** 30 feet x 134.50 feet
- Parking:** Mutual driveway with parking for 1 car
- Possession:** 60 Days / TBD
- Heating/Cooling:** Forced air gas furnace with window and portable air conditioner units
- Utility Costs:** *Electricity:* Approx. \$93/month (2025-2026)  
*Gas:* Approx. \$163/month (2025)  
*Water/Waste:* Approx. \$120/month (2025)
- Inclusions:** Main floor kitchen appliances - Kenmore refrigerator/freezer (water/ice dispenser and fridge light in as-is condition), Kenmore stove and KitchenAid dishwasher. Lower level kitchen appliances - Frigidaire refrigerator/freezer, Frigidaire stove (front right burner as-is condition), Broan exhaust hood, GE dishwasher and Panasonic microwave. Whirlpool stacked washer and dryer on second floor, GE washer and Inglis dryer in lower level, all electric light fixtures, all ceiling fans, all built-in and attached shelving and cabinetry, all window coverings, all drapery tracks and rods, all parts of furnace, window air conditioner, portable air conditioner, dehumidifier, garden shed and City of Toronto garbage and recycling containers
- Rental Equipment** Hot water tank (approx. \$32.87/month)

A Home Inspection Report dated May 25th, 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.

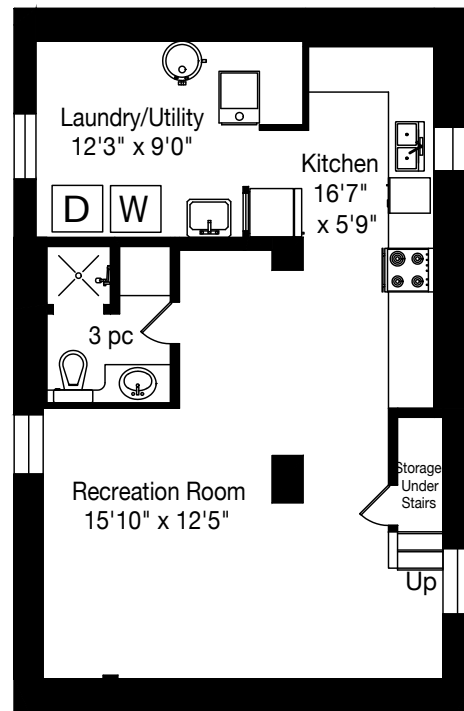
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Main Floor  
688 Square Feet

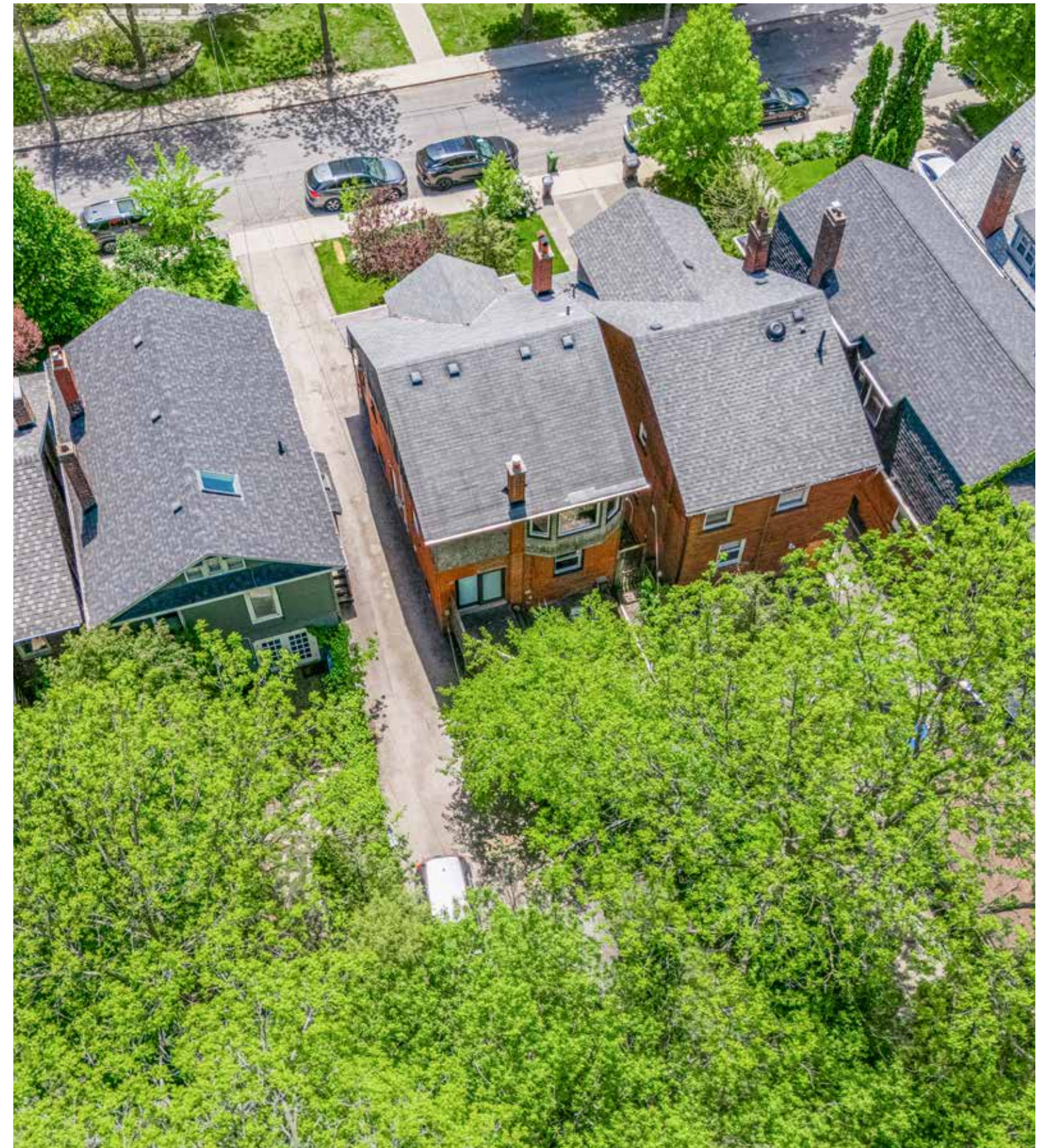
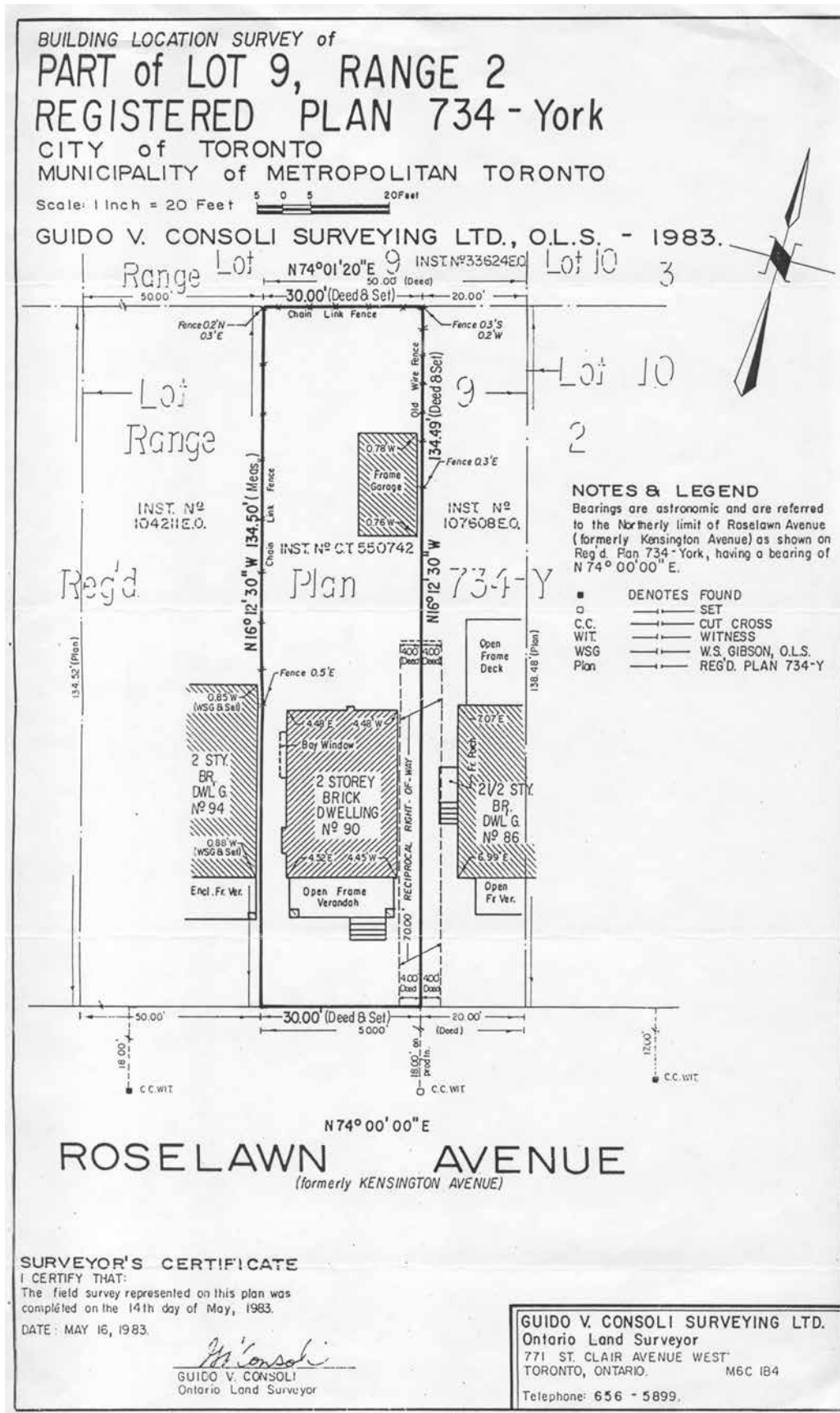
Second Floor  
682 Square Feet



Lower Level  
677 Square Feet









## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### North Toronto Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
17 Broadway Ave

### Allenby Junior Public School

Designated Catchment School  
Grades PK to 6  
391 St Clements Ave

### Glenview Senior Public School

Designated Catchment School  
Grades 7 to 8  
401 Rosewell Ave

### 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

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Eglinton Park

200 Eglinton Ave W



3 mins

### Redpath Avenue Parkette

130 Erskine Ave



8 mins

### North Toronto Memorial Community Centre & Arena

200 Eglinton Ave W



7 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                 |                       |
|-----------------|-----------------------|
| 3 Playgrounds   | 5 Sports Fields       |
| 2 Pools         | 1 Community Centre    |
| 1 Arena         | 1 Splash Pad          |
| 3 Rinks         | 1 Trail               |
| 4 Tennis Courts | 1 Fitness/Weight Room |
| 2 Ball Diamonds | 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 3 minute walk away and the nearest rail transit stop is a 7 minute walk away.

**Nearest Rail Transit Stop**  
Eglinton Station

7 mins

**Nearest Street Level Transit Stop**  
Yonge St At Montgomery Ave

3 mins

## 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 2.22km.

**Sunnybrook Health Sciences Centre - Bayview Campus**

2075 Bayview Ave

**Fire Station**  
16 Montgomery Ave

**Police Station**  
75 Eglinton Ave W



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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90Roselawn.com

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

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