

THE MILLS TEAM

is proud to present

14 MANORPARK
COURT



14Manorpark.com



WELCOME HOME

Pool. Ravine. Full sun. No rear neighbours. Ever.

Tucked away on one of Henry Farm's most prestigious streets, this exceptional ravine property offers a combination of privacy, sunshine, and natural beauty. Set on a premium lot with expansive table land, a resort-style pool, and uninterrupted ravine views, this is the backyard buyers spend years waiting for!

Inside, the home is equally impressive. The main floor offers a spacious family room, a formal dining room, AND a dedicated home office. The living room's picture window frames your backyard like a piece of art. The kitchen walks out directly to the deck and has a full, dedicated eat-in room with skylight and windows on two sides!

Upstairs, you'll find spacious bedrooms, a second laundry room, a generous primary retreat, complete with a private ensuite. The fourth bedroom is currently set up as a walk-in dressing room; convert it back easily or spoil yourself and keep it! Either way works. All 4 bathrooms were renovated (2021).

The fully finished lower level expands the living space even further, featuring two additional bedrooms, a large recreation area, separate laundry facilities, and tons of storage! Great additional living space for family fun! With its separate entrance and functional layout, it offers excellent opportunities for multi-generational living, guest accommodations, or future income.

Then there is the backyard! Lounging by the solar-heated pool and family dinners on the upper deck - the setting feels more like a private retreat than a city property.

Henry Farm is one of the most engaged communities you'll find in the city. Community newsletter, events, local school, tennis club, church, neighbourhood watch, all make this community unique. Steps from the scenic Betty Sutherland walking trail. Short walk to transit, GO train, subway, North York General Hospital, Fairview Mall, and grocery stores. Minutes to both 401 and DVP.

RECENT IMPROVEMENTS AND RENOVATIONS:

- New interior paint throughout (2026)
- Repaved driveway (2024)
- All bathrooms renovated (2021)
- Rebuilt deck (2018)
- Replaced furnace and central air conditioner (2016)
- Pool liner (2018)
- Pool filter (2020)



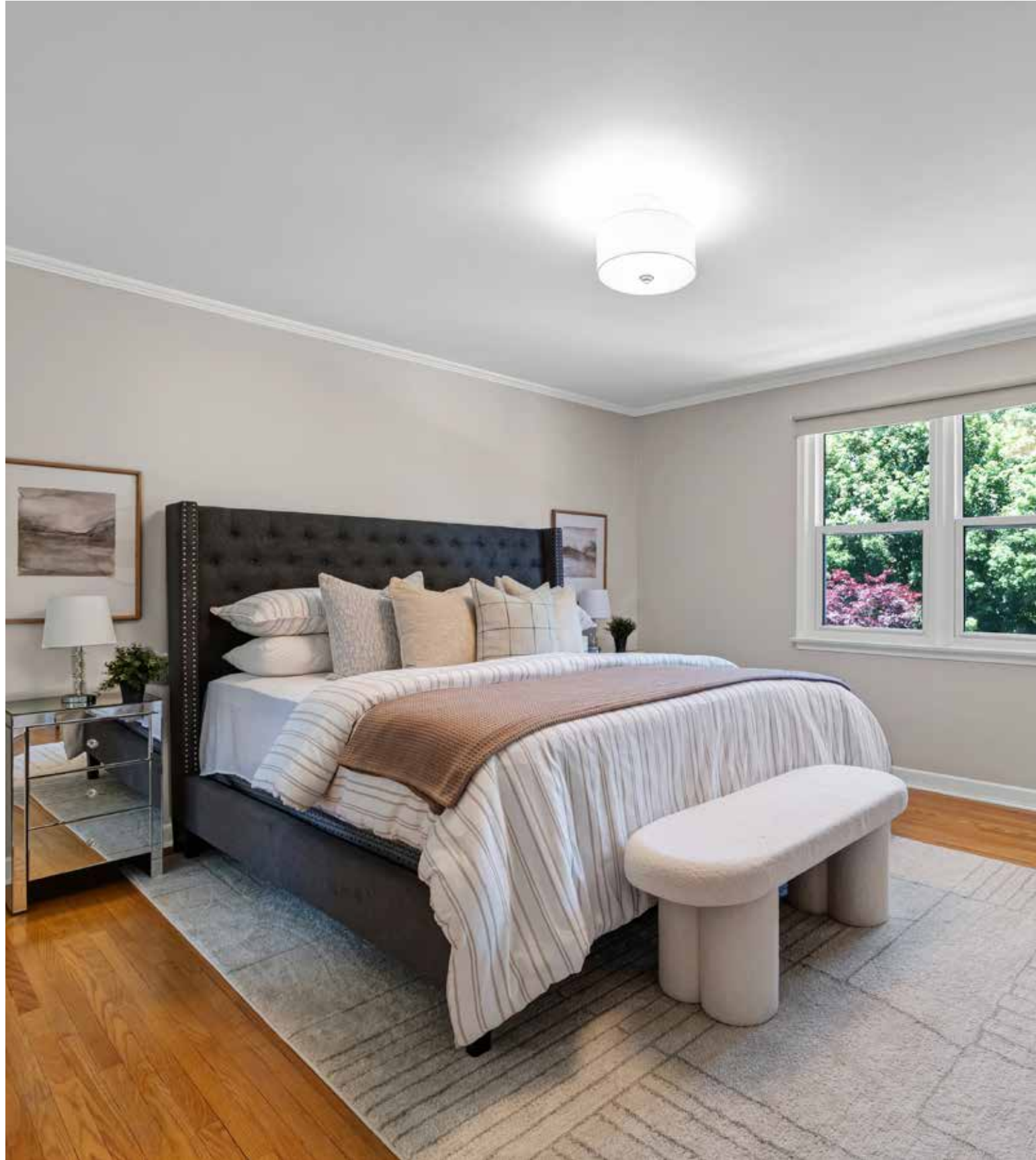


ADDITIONAL INFO

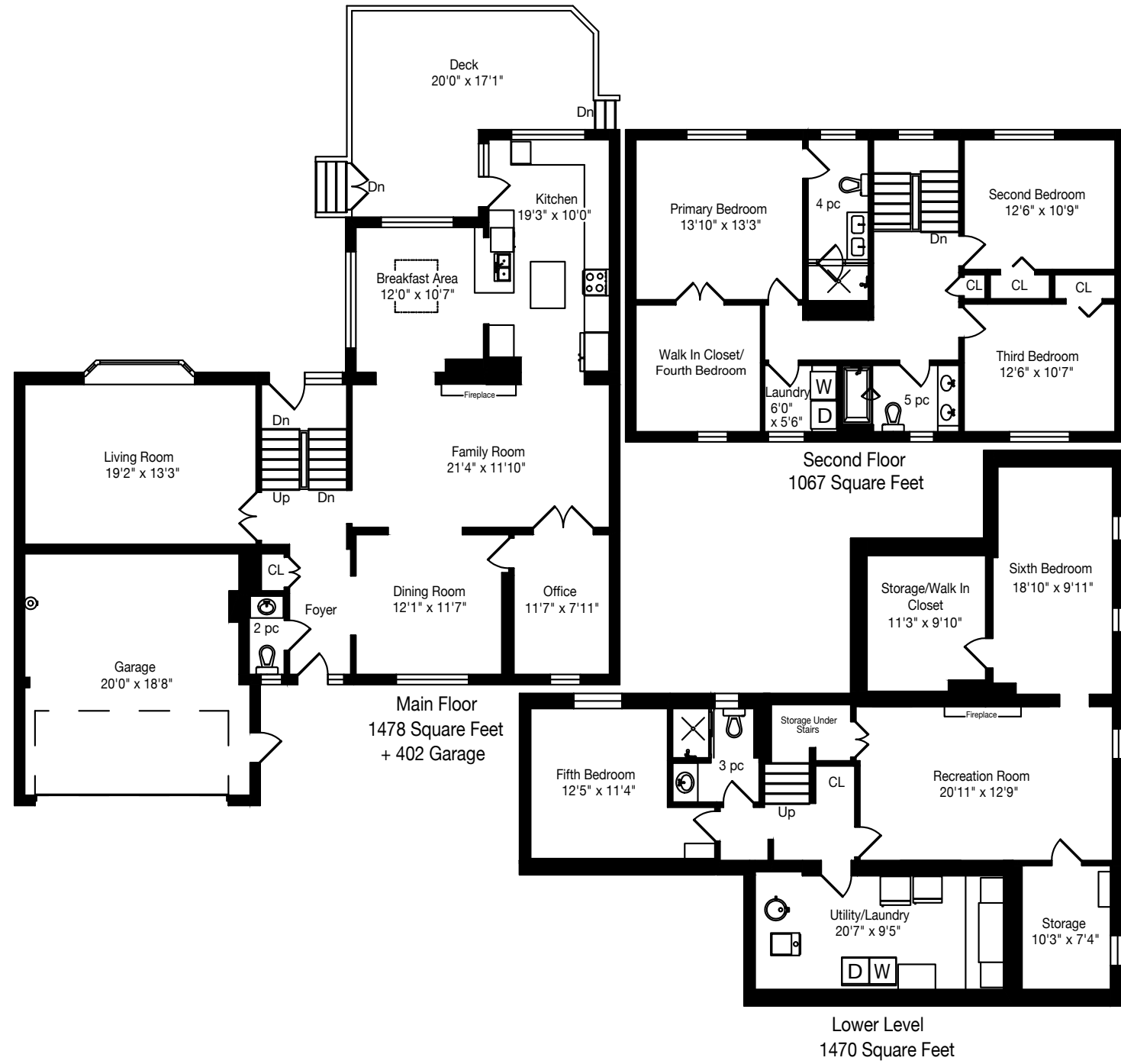
- Property Taxes:** \$10,089.69 (Annual in 2025)
- Lot Size:** 65 feet x 166 feet
- Parking:** Two car attached garage with a private driveway and parking for four cars
- Square Footage:** 2,545 sq ft plus 1,470 sq ft lower per floor plans
- Possession:** 60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Inclusions:** Refrigerator (Maytag), Stove/Oven (LG), Dishwasher (LG), Second Floor Washer and Dryer (LG), Basement Washer and Dryer (Electrolux), Wine Fridge (Danby), All built-in and Attached Shelving, All Electric Light Fixtures, All Existing Window Blinds and Curtains Not Belonging to Stager, Central Vacuum and Equipment in "As-Is" Condition, Inground Sprinkler System, One (1) Garage Opener and Remote, Nutone Hood Exhaust (2026), Pool Filter (2020), Pool heater (2020) as-is, Pool Vacuum Equipment, Pool Solar Blanket, Pool Heater in "As-Is" Condition, Shelves in Garage, Garden Shed, Security System, Solar Panels, City of Toronto Garbage and Recycling Bins.
- Exclusions:** Microwave, and all existing window coverings belonging to Stager, BBQ, all outdoor furniture, benches, decor
- Rental Equipment:** Hot Water Tank (Approximately \$85.06/month)

A Home Inspection Report dated May 22, 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

- Shaughnessy Public School**
Designated Catchment School
Grades PK to 8
30 Shaughnessy Blvd
- George S. Henry Academy**
Designated Catchment School
Grades 9 to 12
200 Graydon Hall Dr

- ÉS Étienne-Brûlé**
Designated Catchment School
Grades 7 to 12
300 Banbury Rd
- ÉE Paul-Demers**
Designated Catchment School
Grades PK to 6
100 Ravel Rd

Other Local Schools

- Lester B. Pearson Elementary School**
Grades K to 8
7 Snowcrest Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.

Havenbrook Park
15 Havenbrook Ave

1 min

Moatfield Farm Park
300 Lesmill Rd

5 mins

Betty Sutherland Trail Park
250 Duncan Mill Rd

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 4 Tennis Courts
- 1 Ball Diamond
- 1 Sports Field
- 4 Trails



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 8 minute walk away, and the nearest street transit stop is a 5 minute walk away.

Nearest Rail Transit Stop
Oriole GO

8 mins

Nearest Street Level Transit Stop
Sheppard Ave East At Maris Shepway East Side

5 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2km.

North York General Hospital
4001 Leslie St

Fire Station
255 Esther Shiner Blvd

Police Station
50 Upjohn Rd



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THE MILLS TEAM



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