

THE MILLS TEAM

is proud to present

127 BUCKINGHAM
AVENUE



127Buckingham.com



WHERE MEMORIES ARE MADE - A LAWRENCE PARK HOME DESIGNED FOR FAMILY LIFE

Put down your roots in one of Toronto's most coveted family neighbourhoods.

This beautifully maintained 4+1 bedroom beauty offers the perfect blend of comfort, space and lifestyle, surrounded by top-ranked public and private schools, and amazing parks.

Thoughtfully designed for modern family living, the heart of the home is the warm and welcoming open-concept kitchen, breakfast area and family room – an inviting gathering space with fireplace and views of the private, south-facing backyard retreat. Elegant principal rooms provide wonderful flow for entertaining, while a serene main-floor office with backyard walk-out offers an ideal and peaceful work-from-home setting.

Upstairs, all four generously sized bedrooms feature walk-in closets and full ensuite bathrooms, creating exceptional comfort and privacy for every family member. A second-floor laundry room with a sink adds everyday convenience.

The lower level is perfectly tailored for relaxed family living and entertaining, featuring a spacious media/recreation room ideal for movie nights, a separate pool table/games room, and a private bedroom suite with semi-ensuite bath – perfect for a Nanny, teenager or overnight guests.

Additional highlights include 4 fireplaces, automated whole-home lighting and security systems, direct garage access through the mudroom and parking for 6 vehicles.

Ideally located near some of Toronto's finest schools including Bedford Park Public School, Toronto French School, Crescent School and Havergal College.

Enjoy an active outdoor lifestyle! The flat driveway is perfect for the kids to play - great for basketball and hockey! Just steps to Cheltenham Park, with its sports field and ball diamond, and nearby Wanless Park featuring playgrounds, baseball diamonds and a popular summer wading pool.

Close to the Granite Club, TTC, Yonge St and Bayview amenities and easy downtown access.

This is an exceptional offering for families seeking both community and convenience.





ADDITIONAL INFO

- Property Taxes:** \$24,200.99 (Annual in 2026)
- Lot Size:** 50 feet x 150 feet
- Parking:** Built-in double car garage plus private driveway with parking for 4 cars
- Possession:** 60-90 Days / TBA
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs**
Electricity: Approx. \$166/month (2025)
Gas: Approx. \$142/month (2025)
Water/Waste: Approx. \$100/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - Whirlpool refrigerator/freezer, Gaggenau 6 gas burner cooktop, Dacor exhaust hood, KitchenAid wall oven, KitchenAid warming drawer, KitchenAid built-in microwave and Miele dishwasher. KoolR wine fridge, Maytag washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings (dining room automated Hunter Douglas blind as-is condition), all drapery tracks and rods, 4 pairs of built-in speakers (pairs located in the living room, dining room, family room and office), home theatre system and all related equipment (projector as-is condition) and wall unit in theatre room, wall unit/desk ensemble in office (at the buyer's option), pool table, security system and all related equipment (monitoring extra), central vacuum and all related equipment, all parts of furnace and central air conditioner, hot water tank, Hunter irrigation system in front and backyard and all related equipment, gas line fire table, gas hookup for BBQ, electric garage door opener and two remotes and City of Toronto garbage and recycling containers
- Exclusions:** Deep freezer, all 3 attached TVs and associated wall mounts, all Sonos equipment and attached gas BBQ

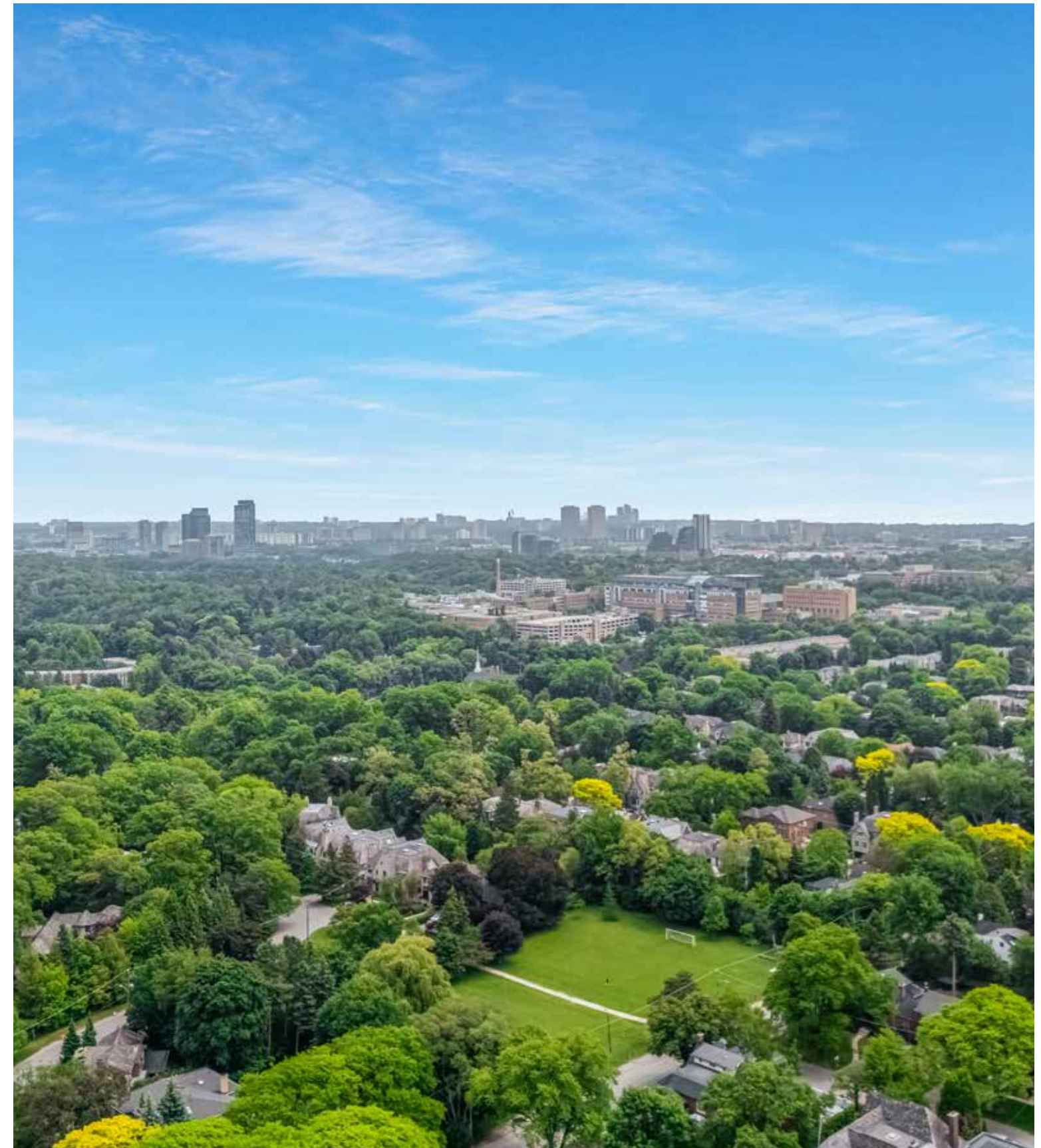
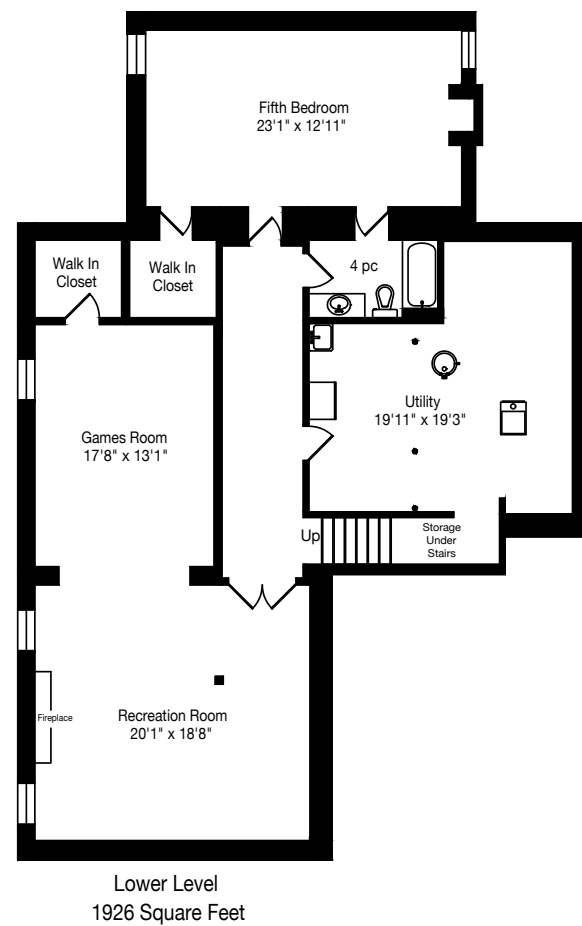
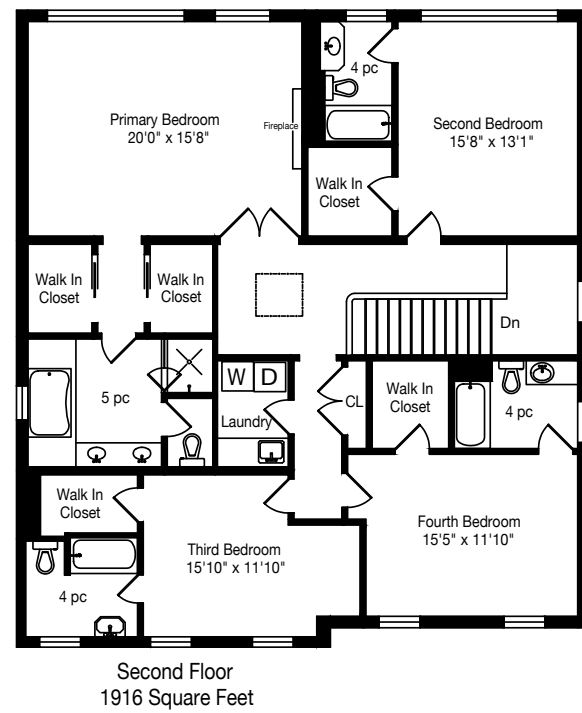
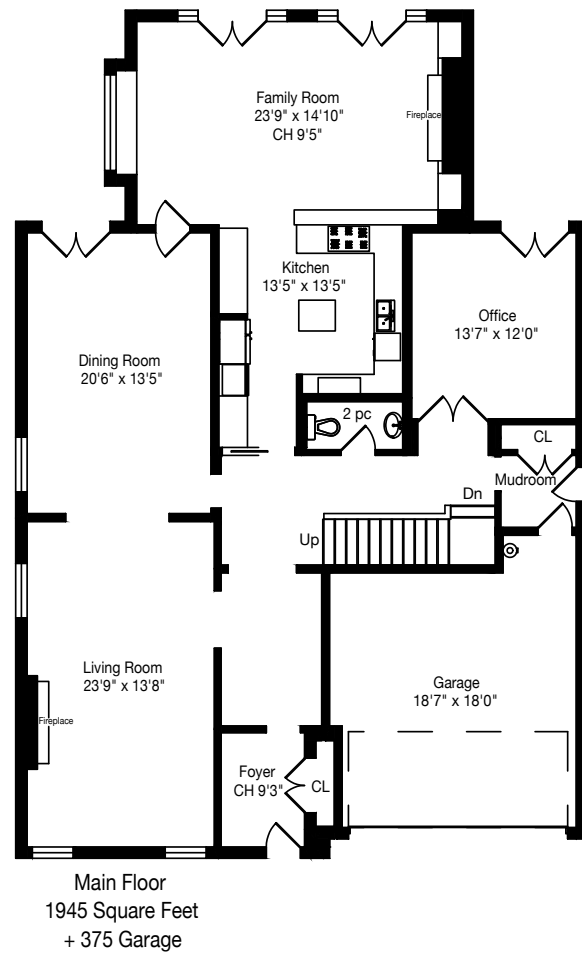
A Home Inspection Report dated June 3, 2026, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE





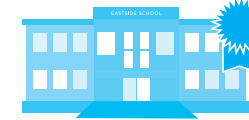






SCHOOLS

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



Nearby Schools

Bedford Park Public School
Designated Catchment School
Grades PK to 8
81 Ranleigh Ave

Northern Secondary School
Designated Catchment School
Grades 9 to 12
851 Mt Pleasant Rd

York Mills Collegiate Institute
Designated Catchment School
Grades 9 to 12
490 York Mills Rd

ÉS Étienne-Brûlé
Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Jeanne-Lajoie
Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Other Local Schools
Bannockburn Public School
Grades PK to 4
12 Bannockburn Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 21 recreation facilities within a 20 minute walk from this address.



Cheltenham Park
43 Mildenhall Rd

2 mins

Sherwood Park
190 Sherwood Ave

12 mins

Wanless Park
250 Wanless Ave

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 1 Dog Park
- 5 Tennis Courts
- 1 Basketball Court
- 4 Ball Diamonds
- 2 Sports Fields
- 3 Splash Pads
- 2 Trails

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 2 minute walk away.

Nearest Rail Transit Stop
Lawrence Station

16 mins

Nearest Street Level Transit Stop
Lawrence Ave East At Wanless Cres (East)

2 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 3km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
3135 Yonge St

Police Station
75 Eglinton Ave W



Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

127 BUCKINGHAM AVENUE



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

127Buckingham.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative