

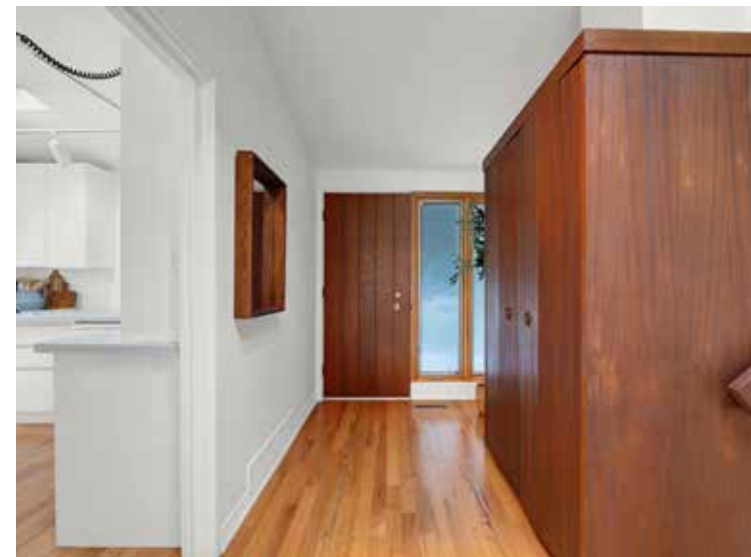
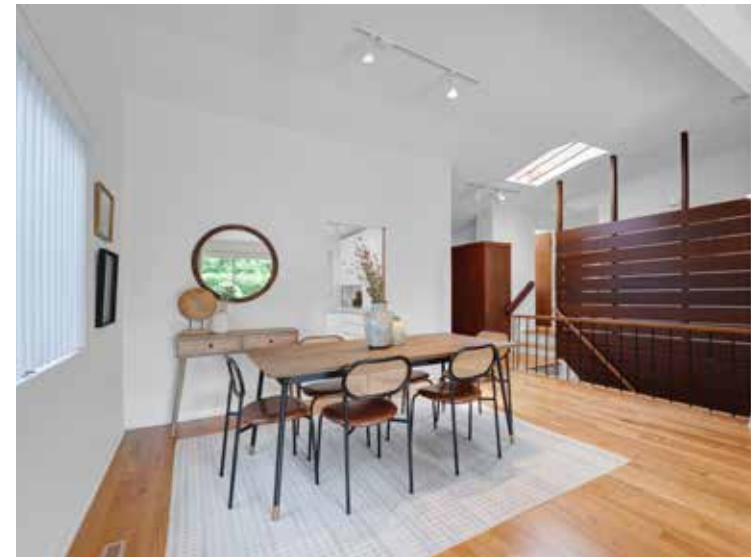
THE MILLS TEAM

is proud to present

10 OAKLEY
BOULEVARD



10Oakley.com



WELCOME HOME

For the first time since it was built, 10 Oakley Boulevard is ready for its next chapter.

Tucked within Midland Park—one of Toronto’s most celebrated mid-century modern communities—this remarkably preserved home, by its original owners, is a rare offering in a neighbourhood where thoughtful design, mature trees and a strong sense of community have stood the test of time.

From the moment you step inside, the home’s midcentury character is unmistakable. Vaulted ceilings soar overhead. Skylights draw natural light deep into the interior. A striking wood slat feature wall adds warmth and architectural character, while expansive windows create an effortless connection to the surrounding landscape.

The living and dining rooms have been thoughtfully opened into one impressive gathering space that feels as relevant today as when the home was first conceived. A full wall of glass doors extends the living area outdoors, opening onto a private backyard and newer stone patio designed for long summer evenings and easy entertaining.

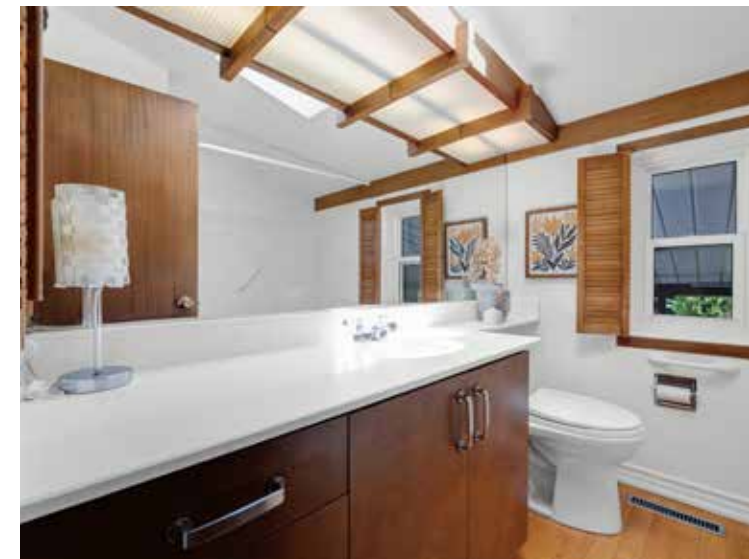
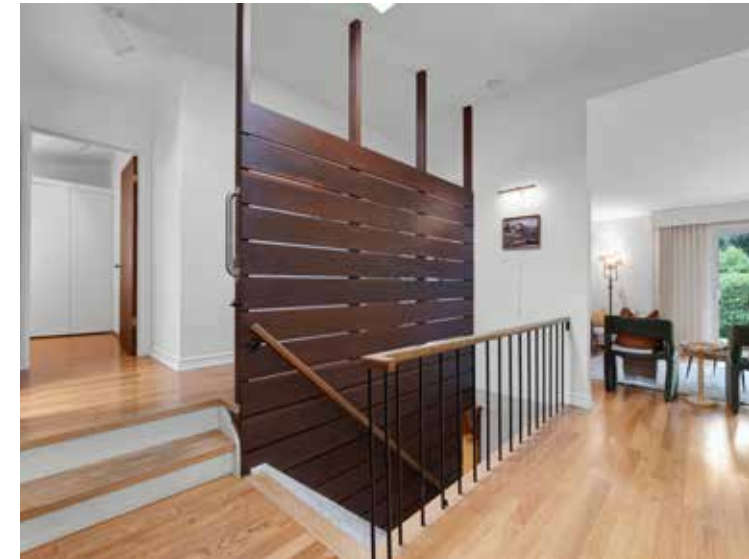
The bright white kitchen is functional, welcoming and filled with natural light. Three bedrooms and a family bathroom occupy the main level, while a fourth bedroom on the lower level offers flexibility for guests, a home office or growing families.

The lower level is a love letter to mid-century living. Complete with built-in seating, a wet bar, gas fireplace and abundant windows, it captures the relaxed, social spirit that defined the era. Throughout the home, thoughtful built-ins and ingenious storage solutions crafted by the original owner showcase a level of intentionality and care that can be felt in every room.

A recently added lower-level bathroom, workshop, attractive carport and parking for four vehicles complete the package.

Just beyond your doorstep, Birkdale Ravine offers easy access to nature, while nearby schools, shopping, TTC and Highway 401 connections make everyday life remarkably convenient.

Lovingly maintained for decades and rich with original character, 10 Oakley Boulevard is more than a home. It’s a beautifully preserved piece of Midland Park history.



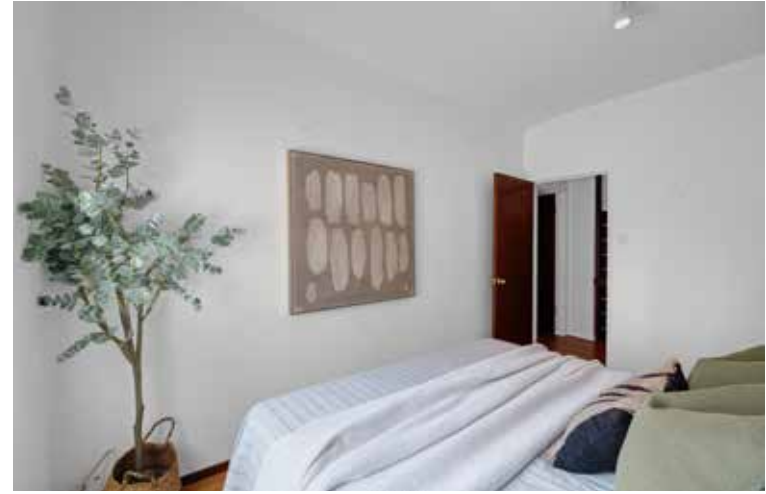
ADDITIONAL INFO

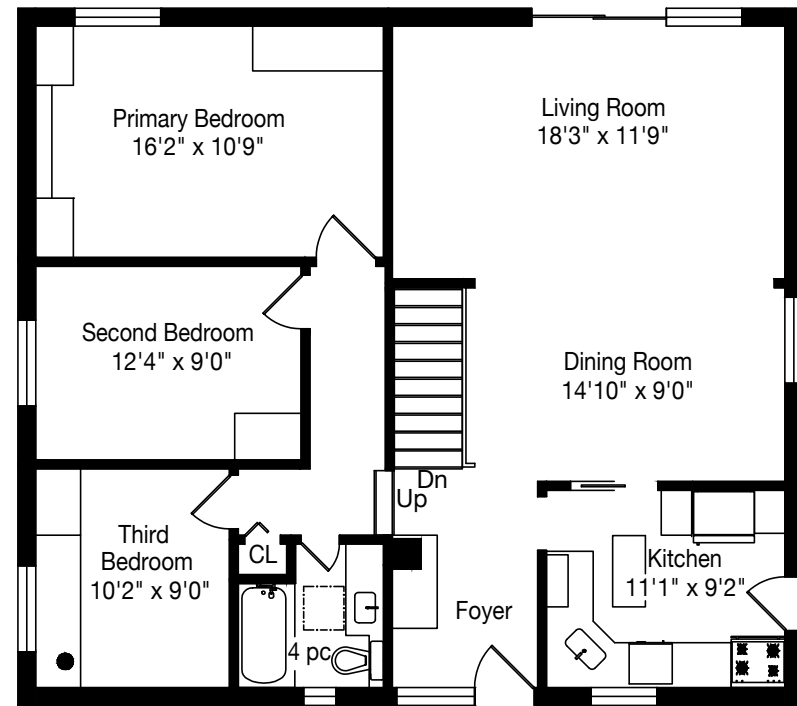
- Property Taxes:** \$4,404.36 (Annual in 2026)
- Lot Size:** 48.00 feet frontage and 113.00 feet depth (as per geowarehouse)
- Square Footage:** 1,183 sq ft per floor plans plus 1,183 sq ft lower
- Possession:** 30-60 Days/TBD
- Parking:** Carport with parking for 1 car plus private drive with parking for 3 cars
- Utility Costs:** *Electricity:* Approx. \$119/month (2025)
Gas: Approx. \$113/month (2025)
Water/Waste: Approx. \$67/month (2025)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (Frigidaire), Refrigerator (Amana), Microwave (Panasonic), Dishwasher (Kenmore), Washer (LG), Dryer (Viking), Deep Freezer (Woods), All Parts of Furnace and Central Air Conditioner, Hot Water Tank, All Built-in and Attached Shelving, All Window Coverings, and All Electrical Light Fixtures. All in as-is condition
- Exclusions:** None
- Rental Equipment:** None

A Home Inspection Report dated June 11th 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.

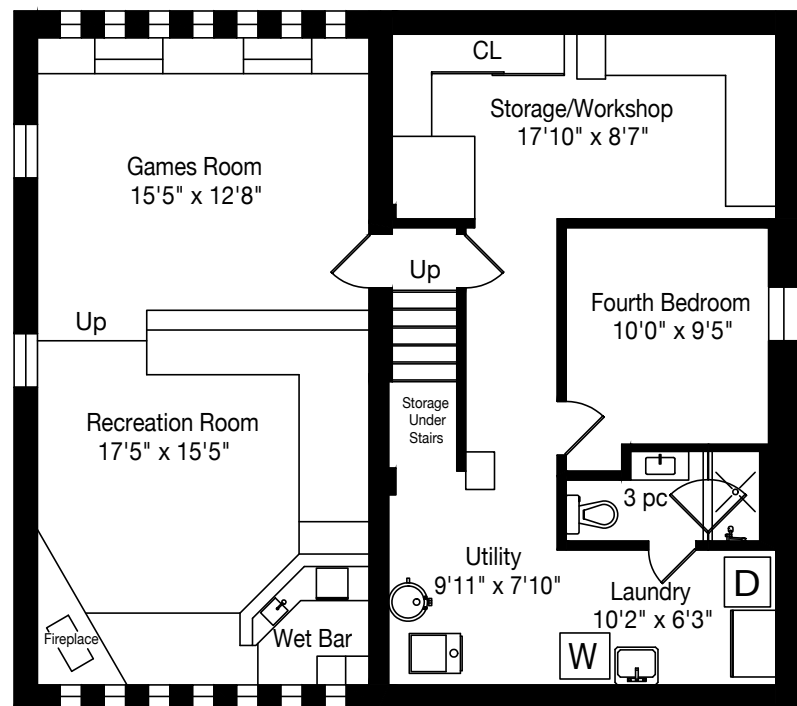
UPDATES AND IMPROVEMENTS OVER RECENT YEARS:

- Professionally installed patio (2024)
- New hot water tank, furnace, and central air conditioning system (2022)
- Repaved driveway
- Main floor renovated to create an open concept layout
- Fourth bedroom and bathroom addition to the lower level
- Hardwood flooring installed throughout the living room, dining room, and upper hallway





Main Floor
1183 Square Feet



Lower Level
1183 Square Feet





SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Edgewood Public School
Designated Catchment School
Grades PK to 8
230 Birkdale Rd

David and Mary Thomson Collegiate Institute
Designated Catchment School
Grades 9 to 12
125 Brockley Drive

ÉE Laure-Rièse
Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

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

Other Local Schools
Broadlands Public School
Grades K to 5
106 Broadlands Blvd

PARKS & REC

This home is located in park heaven, with 3 parks and 7 recreation facilities within a 20 minute walk from this address.



Donwood Park
35 Highbrook Dr
6 mins

West Birkdale Park
514 Midwest Rd
8 mins

Birkdale Ravine
1100 Brimley Rd
18 mins

6 mins

8 mins

18 mins

Edgewood Park
107 Oakley Blvd
9 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Ball Diamond
- 1 Sports Field
- 1 Community Centre
- 2 Trails
- 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 a 13 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Ellesmere Station

13 mins

Nearest Street Level Transit Stop
Opposite 1710 Midland Ave

2 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 4km.

Scarborough Health Network - General Campus
3050 Lawrence Ave E

Fire Station
1550 Midland Ave

Police Station
2222 Eglinton Ave E



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10 OAKLEY BOULEVARD



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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