

THE MILLS TEAM

is proud to present

---

# 142 DIVADALE DRIVE



142Divadale.com



## WELCOME HOME

Kathi and Bob were honoured to be chosen by The Leaside Garden Society to be highlighted on the 40th Anniversary of the Leaside Magical Garden Tour taking place in June 2026.

Not only do their gardens look beautiful, but Kathi and Bob are proud to donate some of the produce from their vegetable garden to The Flemington Park Food Bank.



## THIS IS THE DESCRIPTION WRITTEN BY THE LEASIDE GARDEN SOCIETY:

This generous property offers an abundance of opportunities to create a variety of garden types. Over 38 years the front garden has evolved from weedy lawn to native wild. The backyard opens up to a natural flagstone patio encircled by smaller gardens of bushes, roses, native sweet grass, ferns, and may apple. Vegetable gardens fill in the back... the abundance shared weekly with Flemington Food Bank (squirrels and bunnies too!).



The showpiece is a solarium which fully opens in seasonal weather.



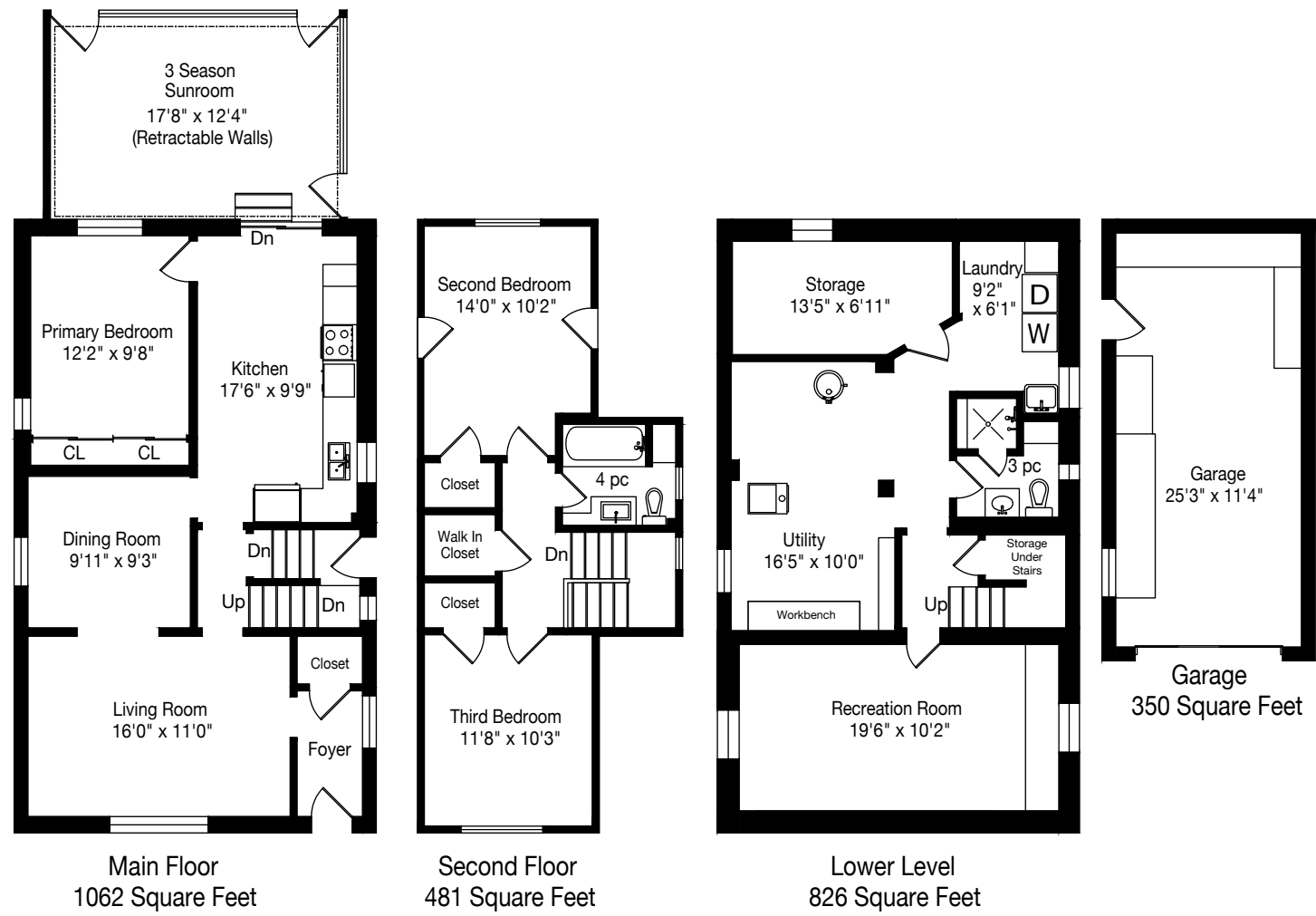
ADDITIONAL INFO

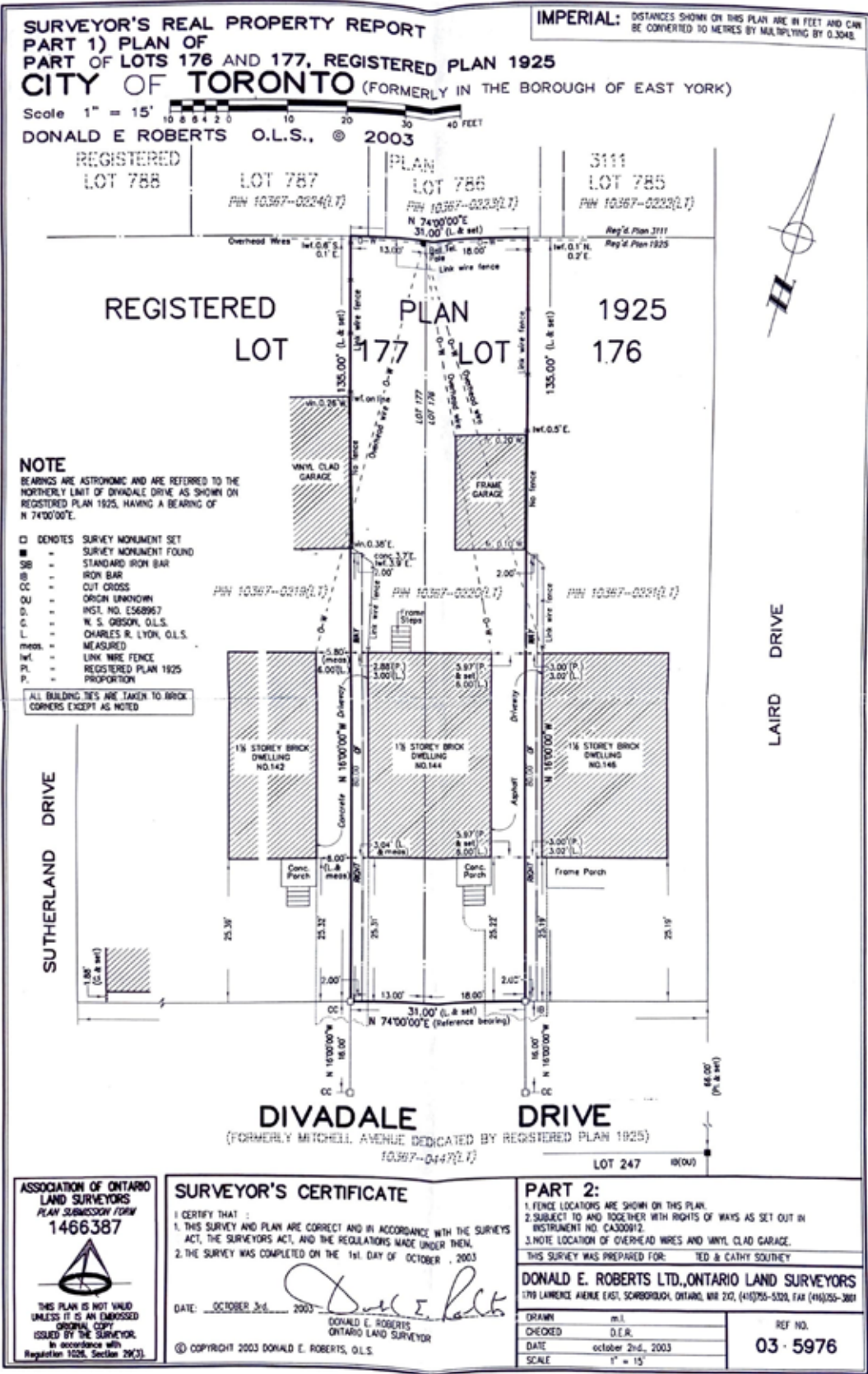
- Property Taxes:** \$9,422.58 (Annual in 2026)
- Lot Size:** 31 feet x 135 feet
- Parking:** Detached single car garage plus private drive with parking for 5 cars
- Possession:** 60 Days / TBA
- Heating/Cooling:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$187/month (2025)  
*Gas:* Approx. \$126/month (2025-2026)  
*Water/Waste:* Approx. \$121/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - Whirlpool refrigerator/freezer, LG stove, Samsung built-in microwave and KitchenAid dishwasher. Maytag washer, Amana dryer, all electric light fixtures and ceiling fans, all attached and built-in shelving and cabinetry, all window coverings, all drapery tracks and rods, attached TV wall mount, all attached speakers, sail shades and Nuheat heated floor in sunroom, all parts of furnace and central air conditioner, Mitsubishi heat pump, owned hot water tank, garden shed, garden arbour, rain barrel, backyard steel garden beds and City of Toronto garbage and recycling containers
- Exclusions:** Refrigerator/freezer in basement, deep freezer in basement, attached TV, Imac computer screen in rec room, all EUFY cameras and Owl & Duck metal art in backyard

A Home Inspection Report dated June 15, 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







\*Survey not up to date - does not include sunroom\*





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

Northlea Elementary and Middle School

Designated Catchment School  
Grades PK to 8  
305 Rumsey Rd

Leaside High School

Designated Catchment School  
Grades 9 to 12  
200 Hanna 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

Rosedale Heights School of the Arts

Grades 9 to 12  
711 Bloor St E

PARKS & REC

This home is located in park heaven, with 3 parks and 31 recreation facilities within a 20 minute walk from this address.



Sunnybrook Park

1132 Leslie

4 mins

Howard Talbot Park

635 Eglinton Ave E

8 mins

Serena Gundy Park

134 Rykert Cres

8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                            |
|---------------------|----------------------------|
| 1 Playground        | 1 Track                    |
| 1 Dog Park          | 1 Splash Pad               |
| 2 Tennis Courts     | 1 Skateboard Park          |
| 2 Basketball Courts | 2 Outdoor Games Facilities |
| 2 Ball Diamonds     | 1 Equestrian Facility      |
| 13 Sports Fields    | 3 Trails                   |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.8 km away, and the nearest street transit stop is a 3 minute walk away.

Nearest Rail Transit Stop

Eglinton Station

Nearest Street Level Transit Stop

Eglinton Ave East At Laird Dr West Side

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

HoodQ

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.

142 DIVADALE DRIVE



## 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

142Divadale.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