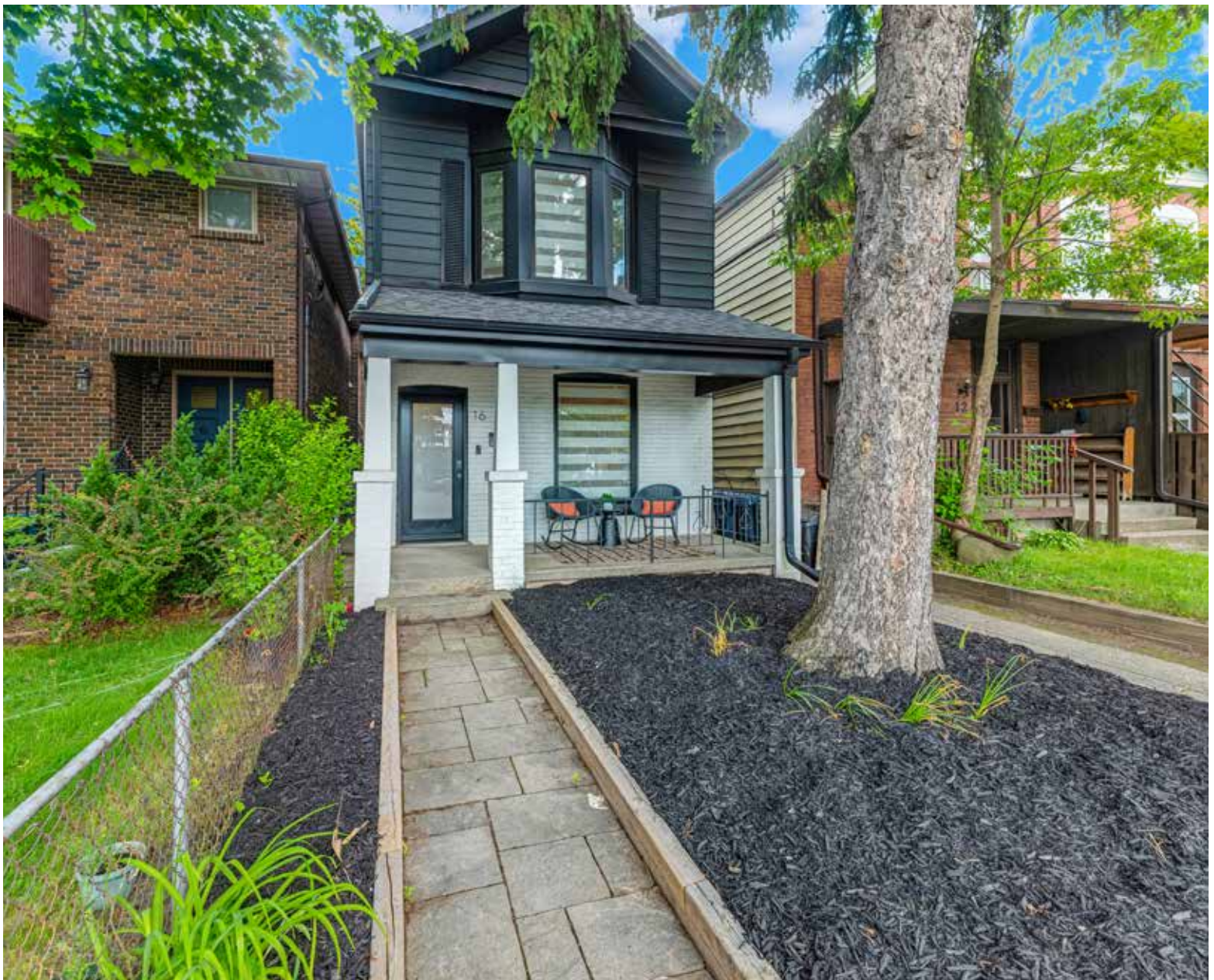


THE MILLS TEAM

is proud to present

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16 ESSEX  
STREET



16EssexSt.com



## WELCOME HOME

- Fully renovated
- Detached
- 3+1 bedrooms
- 4 bathrooms including primary ensuite and main floor powder room
- Bright sunroom / office
- Separate rear entrance
- Mudroom with additional storage space
- Private backyard retreat with swim spa and hot tub. Perfect for exercise, relaxing and family fun
- Rare laneway garage parking - Laneway House report available
- Inviting covered front porch
- Elevator and stairlift for enhanced accessibility (can be removed)
- Ideal for multi-generational living, aging in place or mobility issues
- Steps to local elementary school just down the street
- Close to Christie Pits Park with swimming, skating, playgrounds, sports fields, pickleball, basketball, picnic areas and so much more
- Near the vibrant Wychwood neighbourhood
- Walking distance to the Bloor St Subway line at Christie with shops, cafés and restaurants
- Stroll to Fiesta Farms for specialty groceries, fresh produce, and an exceptional garden centre
- Flexible layout with excellent work-from-home potential
- Family-friendly community in a highly sought-after Toronto location



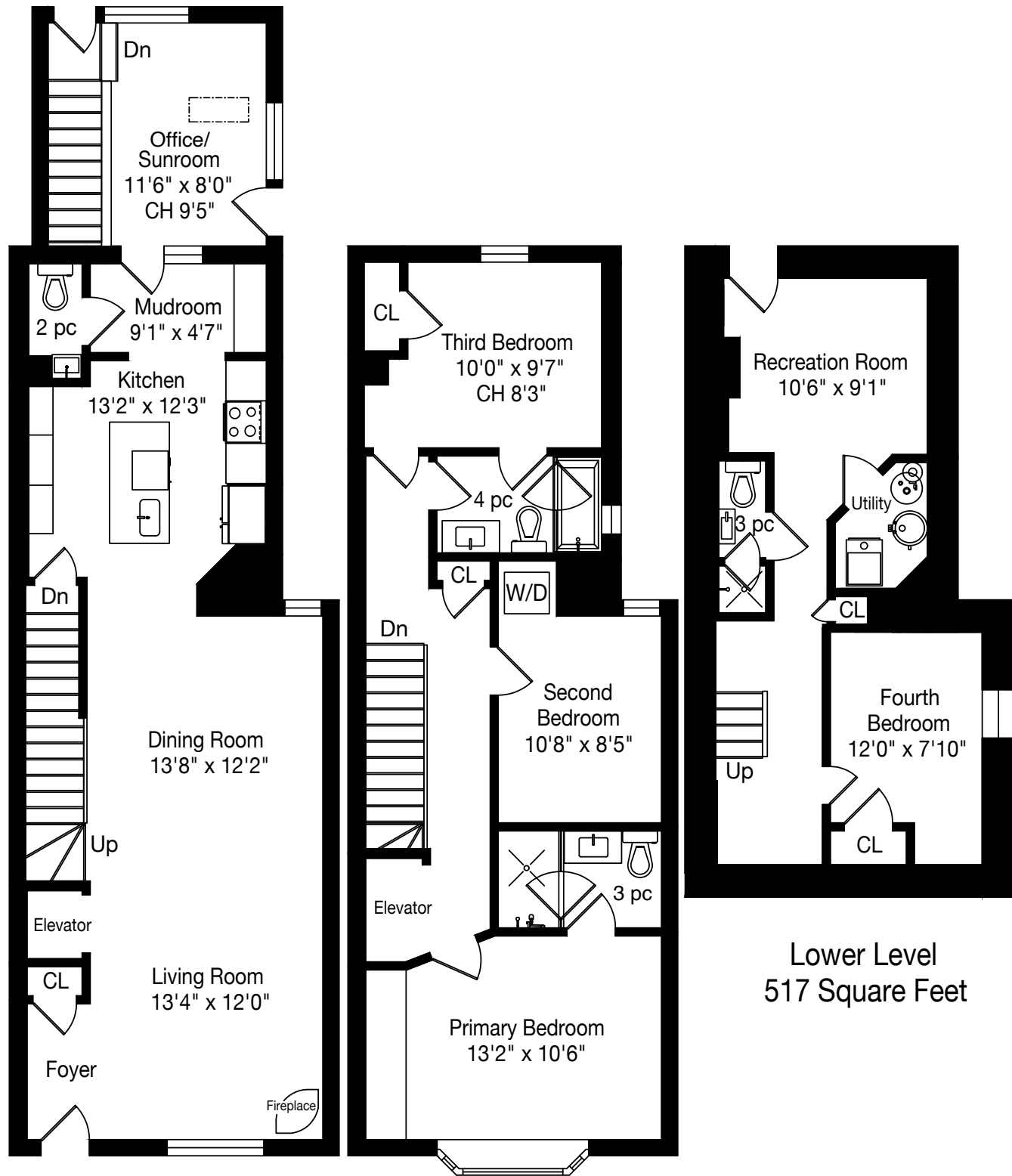
## ADDITIONAL INFO

- Property Taxes:** \$7,534.99 (Annual in 2026)
- Lot Size:** 19 feet x 169 feet
- Parking:** Detached single car garage with laneway access
- Possession:** 30 Days/TBA
- Heating/Cooling:** Forced air gas furnace with central air conditioning
- Inclusions:** Stainless Steel kitchen appliances - KitchenAid refrigerator/freezer, GE stove, AVG exhaust hood and KitchenAid dishwasher. LG washer and dryer, all electric light fixtures, all attached shelving and cabinetry, all existing window coverings, stairlift and all related equipment, elevator and all related equipment, all parts of furnace and central air conditioner, sump pump, swim spa and all related equipment, hot tub and all related equipment, Ring doorbell and all related equipment and City of Toronto garbage and recycling containers. All chattels and fixtures in as-is condition
- Exclusions:** Two attached TVs (hung by a picture hook - no wall mounts)
- Rental:** Hot water tank (if a rental)

A Home Inspection Report dated June 17, 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





Main Floor  
903 Square Feet

Second Floor  
751 Square Feet

Lower Level  
517 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.



### Essex Junior and Senior Public School

Designated Catchment School  
Grades PK to 8  
50 Essex St

### Harbord Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
286 Harbord St

### ÉÉ Pierre-Elliott-Trudeau

Designated Catchment School  
Grades PK to 6  
65 Grace St

### ÉS Toronto Ouest

Designated Catchment School  
Grades 7 to 12  
330 Lansdowne Ave

### Other Local Schools

#### Central Technical School

Grades 9 to 12  
725 Bathurst St

#### Central Toronto Academy

Grades 9 to 12  
570 Shaw St

### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

### The Grove Community School

Grades PK to 6  
108 Gladstone Ave

## PARKS & REC

This home is located in park heaven, with 3 parks and 26 recreation facilities within a 20 minute walk from this address.



### Christie Pits Park

779 Crawford Ave W



3 mins

### Frankel - Lambert Park

340 Christie St



6 mins

### Alex Duff Outdoor Pool

779 Crawford St



6 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                             |
|---------------------|-----------------------------|
| 3 Playgrounds       | 5 Splash Pads               |
| 1 Dog Park          | 1 Skateboard Park           |
| 4 Pools             | 1 Sledding Hill             |
| 1 Arena             | 1 Sports Court              |
| 2 Rinks             | 3 Outdoor Games Facilities  |
| 1 Volleyball Court  | 2 Community Gardens         |
| 2 Basketball Courts | 1 Trail                     |
| 3 Ball Diamonds     | 1 Arts/Performance Facility |
| 1 Sports Field      |                             |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 7 minute walk away, and the nearest street transit stop is a 1 minute walk away.

### Nearest Rail Transit Stop

Christie Station

7 mins

### Nearest Street Level Transit Stop

Christie St At Follis Ave North Side

1 min

## 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 2km.

### Toronto Western Hospital (University Health Network)

399 Bathurst St

### Fire Station

240 Howland Ave

### Police Station

350 Dovercourt Rd

16 ESSEX STREET



# 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

16EssexSt.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