

THE MILLS TEAM

is proud to present

122 FENN
AVENUE



122Fenn.com



WELCOME HOME

It all starts with beautiful and welcoming street appeal. An exceptionally well maintained and well-loved family home. Move right in, continue to renovate or build your new dream home.

Rare main floor space and layout offering both a main floor family room and a main floor office. Two side door entrances, mudroom, power room and two staircases to the lower level.

Updated kitchen, 4 spacious bedrooms, 4 washrooms including a primary ensuite and an abundance of storage space.

Bright West-facing backyard with wonderful privacy and beautiful gardens. The covered patio is the perfect spot for relaxing, family dinners and entertaining.

Ideally located within one block of both the coveted Owen Public School and St Andrew's Middle School.

Just steps to Owen Park, the hub of the neighbourhood with a playground and large green space for playing, walking and relaxing. Also enjoy Tournament Park with its community tennis club and St. Andrew's Park for endless family fun.

Take advantage of all that Bayview and York Mills has to offer. The York Mills Shopping Centre provides daily conveniences such as groceries, banking and Shoppers Drug Mart. The York Mills Arena is a neighbourhood staple. It boasts a playground, baseball diamond and walking trails.

Enjoy the quick bus ride to York Mills Subway Station. Excellent access downtown or out of town on the 401 Highway.

A wonderful place to call home!





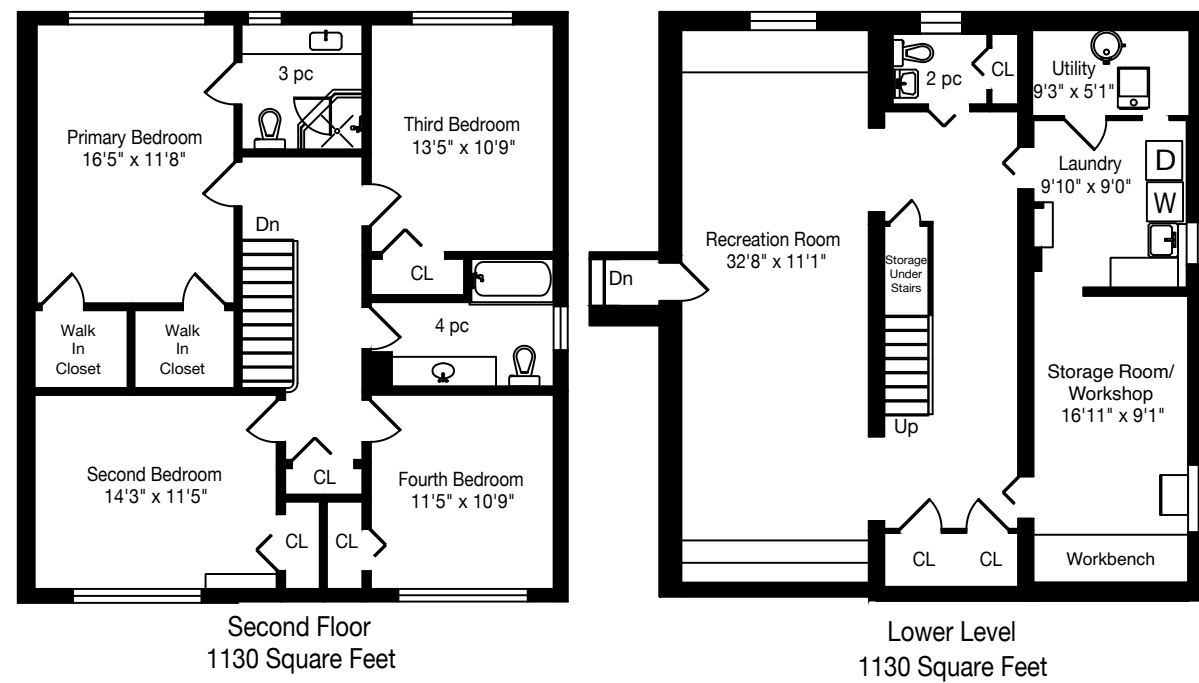
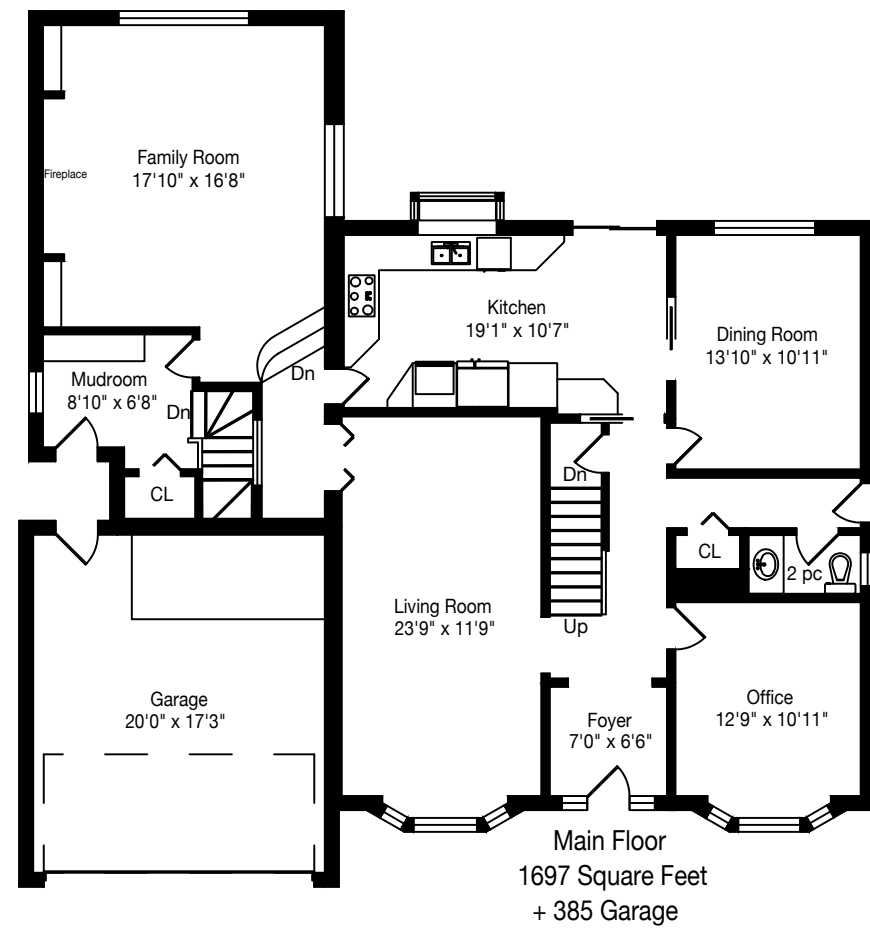
ADDITIONAL INFO

Property Taxes:	\$12,407.42 (Annual in 2026)
Lot Size:	63 feet x 120 feet
Parking:	Attached double car garage plus private driveway with parking for 2 cars
Possession:	30-60 Days/TBA
Heating/Cooling:	Forced air gas furnace with central air conditioning
Utility Costs:	Electricity: Approx. \$110/month (2025) Gas: Approx. \$167/month (2025) Water/Waste: Approx. \$106/month (2025)
Inclusions:	Stainless Steel LG refrigerator/freezer, Induction cooktop, Stainless Steel built-in KitchenAid microwave, Stainless Steel KitchenAid wall oven, Stainless Steel Fisher & Paykel double drawer dishwasher, Whirlpool washer and dryer, Danby chest freezer in basement, all electric light fixtures and ceiling fans, all attached shelving and cabinetry, all existing window coverings, all drapery tracks and rods, security system and all related equipment (monitoring extra - currently with ADT for approx. \$46/month), family room gas fireplace utensils, all parts of furnace and central air conditioner, hot water tank, dehumidifier, electric garage door opener and two remotes, all exterior metal art, bird baths, concrete benches, flower pots and rain barrel, inground sprinkler system in front and backyard and all related equipment and City of Toronto garbage and recycling containers. All chattels and fixtures in as-is condition
Exclusions:	All backyard furniture and attached TV in family room (belongs to staging company)

A Home Inspection Report dated July 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

St. Andrew's Middle School
Designated Catchment School
Grades 6 to 8
131 Fenn Ave

Owen Public School
Designated Catchment School
Grades PK to 5
111 Owen Blvd

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
Claude Watson School for the Arts
Grades 4 to 8
130 Doris Ave
Bannockburn Public School
Grades PK to 4
12 Bannockburn Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 18 recreation facilities within a 20 minute walk from this address.



Owen Park
150 Gordon Rd
Icons: Basketball, Soccer, Tennis, Hockey, Golf

1 min

Tournament Park
40 Tournament Dr
Icons: Basketball, Soccer, Tennis, Hockey, Golf

9 mins

Irving Paisley Park / York Mills Arena
2539 Bayview Ave
Icons: Basketball, Soccer, Tennis, Hockey, Golf

8 mins

FACILITIES WITHIN A 20 MINUTE WALK
5 Playgrounds
1 Arena
1 Rink
4 Tennis Courts
2 Basketball Courts
3 Ball Diamonds
1 Sports Field
1 Sports Court
3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away, and the nearest rail transit stop is a 19 minute walk away.

Nearest Rail Transit Stop
York Mills Station

19 mins

Nearest Street Level Transit Stop
York Mills Rd At Fenn Ave

5 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.

North York General Hospital
4001 Leslie St

Fire Station
2545 Bayview Ave

Police Station
30 Ellerslie Ave

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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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