

THE MILLS TEAM

is proud to present

124 DONLEA DRIVE



124Donlea.com



WELCOME HOME

- A Leaside gem you'll be proud to call home!
- This stunning move-in ready home has been thoughtfully renovated with premium finishes inside and out
- An impressive home with incredible curb appeal and a private drive with easy parking for two cars
- The inviting main floor offers generous living space and a bright, open-concept kitchen and dining area designed for everyday living and effortless entertaining
- A cozy fireplace creates the perfect setting for crisp fall days and cozy winter evenings
- The impressive kitchen features a large island with an abundance of storage, while pot lights throughout add a warm, contemporary touch
- Step outside and enjoy the large private deck, with plenty of room to relax and entertain
- The spacious primary bedroom offers closet space galore and easily accommodates a king-size bed
- The other two bedrooms are generously sized and versatile enough for family, guests or a home office
- A sleek, modern bathroom completes this thoughtfully updated space
- The fully finished basement (6'8" height), adds exceptional living space with an additional bedroom, stylish renovated bathroom and a dedicated laundry area
- Enjoy easy access to Serena Gundy Park, ravine trails, TTC - the Eglinton Crosstown LRT, and top-ranked schools
- Stroll along the vibrant shops, and restaurants along Bayview Ave
- Beautifully renovated. Exceptionally located. Completely move-in ready





ADDITIONAL INFO

Property Taxes:	\$8,555.52 (Annual in 2026)
Lot Size:	26.56 feet x 135 feet
Parking:	Private driveway with parking for two cars
Square Footage:	1,298 sq ft plus 649 sq ft lower per floor plans
Possession:	30-60 Days or to be arranged
Heating:	Radiant heating with gas furnace and wall unit air conditioners
Utility Costs:	Hydro: Approx. \$166/month (2025-2026) Water: Approx. \$94/month (2025-2026) Gas: Approx. \$79/month (2025-2026)
Inclusions:	Refrigerator (GE Cafe), Stove/Oven (GE Cafe), Dishwasher (GE Cafe), Microwave (Panasonic), Washer and Dryer (Electrolux), All built-in and Attached Shelving, All Electric Light Fixtures, All Existing Window Blinds (Hunter Douglas), Television Wall Mount in Living Room, Chest Freezer in Utility Room, Garden Shed, City of Toronto Garbage and Recycling Bins
Exclusions:	All Curtains, Wine Fridge Under Basement Stairs, Drink Fridge in Basement Living Space, Attached Television, Fire Table and Attached BBQ
Rental Equipment:	Hot Water Tank (Approximately \$25.00/month)

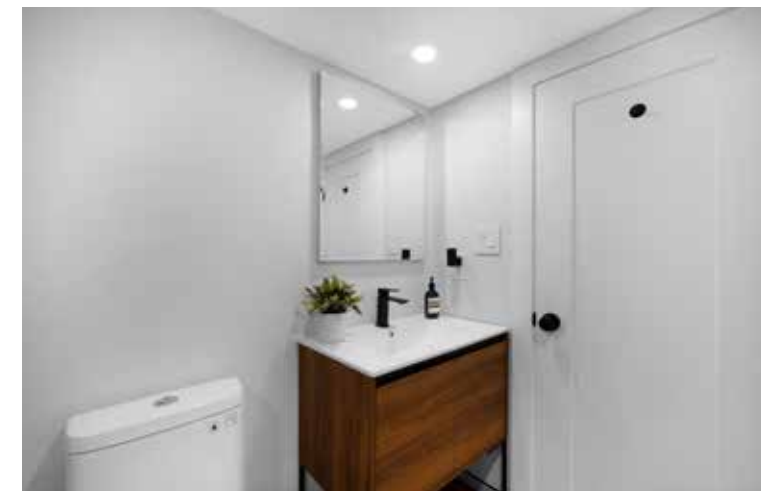
A Home Inspection Report dated September 2, 2026, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

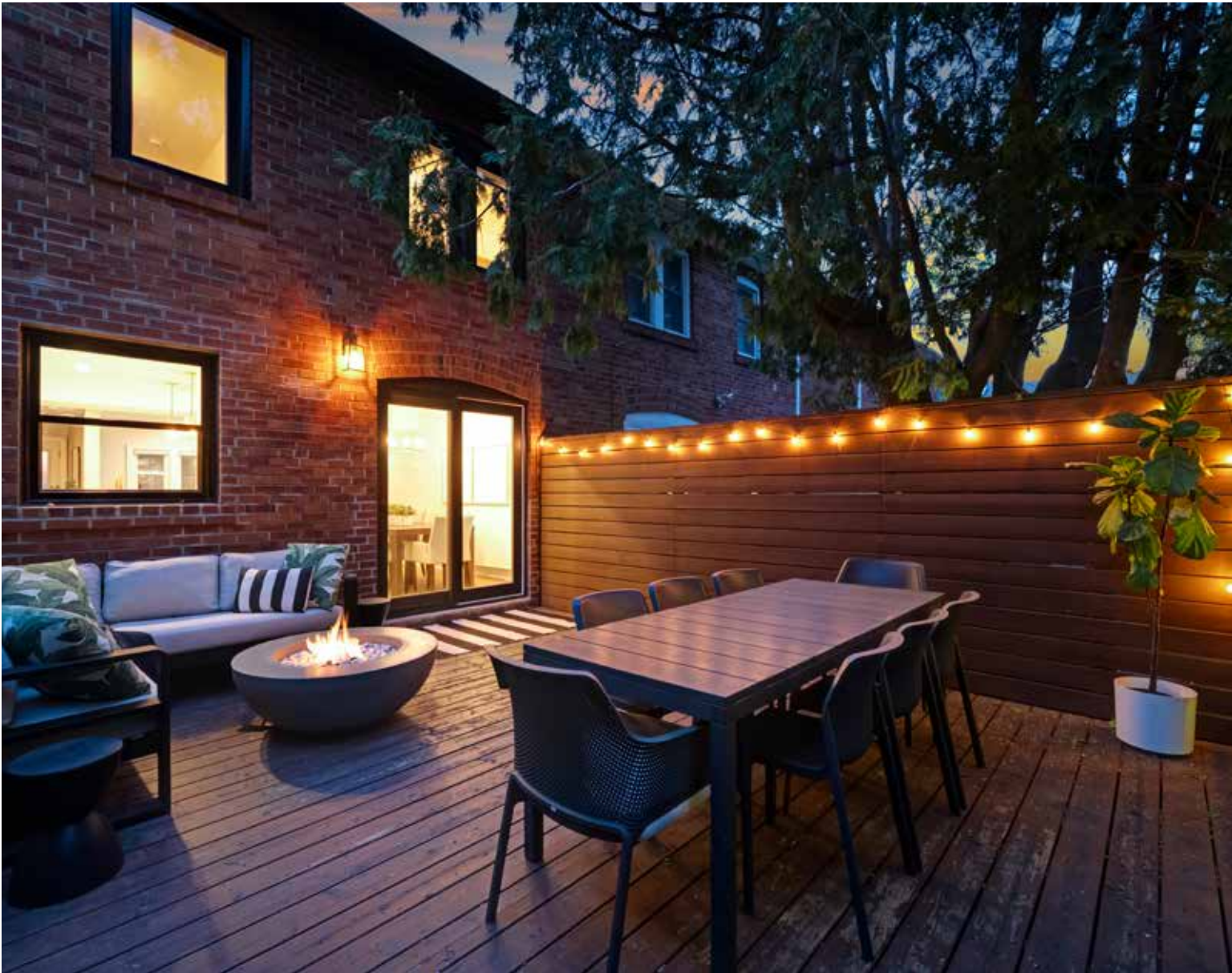
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RENOVATIONS & IMPROVEMENTS

- Finished basement (2026)
- Exterior paint (2025)
- New driveway (2023)
- Landscaping - front garden bed, entrance steps, walkway and built-in lighting (2023)
- Re-stained deck (2022)
- Painted interior throughout (2021)
- Replaced roof (2021)
- Replaced windows and front/side doors (2020)
- Replaced plumbing including intake city and backwater valve (2020)
- New electrical wiring including 240 amp service should be 200 amp service
- Updated kitchen with new wood cabinets, quartz countertops with waterfall island and Shaws sink (2020)
- Renovated basement bathroom including in-floor heating (2020)
- Renovated 2nd floor bathroom finished with marble tile and 66" bathtub (2020)







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 39 recreation facilities within a 20 minute walk from this address.



Howard Talbot Park

635 Eglinton Ave E
Icons: Basketball, Tennis, Soccer, Baseball, Softball, Hockey, Golf, Fishing, Hunting, Camping, Picnicking, Biking, Walking, Jogging, Running, Swimming, Boating, Canoeing, Kayaking, Fishing, Hunting, Camping, Picnicking, Biking, Walking, Jogging, Running, Swimming, Boating, Canoeing, Kayaking

5 mins

Trace Manes Park

110 Rumsey Rd
Icons: Basketball, Tennis, Soccer, Baseball, Softball, Hockey, Golf, Fishing, Hunting, Camping, Picnicking, Biking, Walking, Jogging, Running, Swimming, Boating, Canoeing, Kayaking

11 mins

Sunnybrook Park

1132 Leslie
Icons: Dog, Tennis, Soccer, Baseball, Softball, Hockey, Golf, Fishing, Hunting, Camping, Picnicking, Biking, Walking, Jogging, Running, Swimming, Boating, Canoeing, Kayaking

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|------------------|----------------------------|
| 2 Playgrounds | 1 Track |
| 1 Dog Park | 2 Splash Pads |
| 8 Tennis Courts | 2 Outdoor Games Facilities |
| 3 Ball Diamonds | 1 Equestrian Facility |
| 14 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 a 4 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop

Laird Station



4 mins

Nearest Street Level Transit Stop

Eglinton Ave East At Sutherland Dr



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 3km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

Fire Station

231 Mcrae Dr

Police Station

75 Eglinton Ave W

HoodQ

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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