

THE MILLS TEAM

is proud to present

88 GARNIER COURT



88Garnier.com



WELCOME HOME

- **Discover the hidden treasure of Garnier Court** – a quiet dead-end street offering a rare sense of peace, privacy and tranquility
- **Backing onto the ravine**, enjoy beautiful natural surroundings and exceptional privacy right in your own backyard
- **Lovingly maintained and thoughtfully updated by the same owners for 43 years** – a wonderful family home
- **Impressive space & incredible flexibility** with multiple living areas designed to adapt to family life, entertaining, working from home, extended family or potential income
- **A grand entrance & generous principal rooms** create a warm welcome and wonderful spaces for gathering with family and friends
- **Exceptional main-floor living** with family room, office, music/games room, 2 powder rooms and convenient laundry room with a laundry chute from the primary bedroom
- **Spacious updated eat-in kitchen** with walkout to the rear deck – perfect for everyday family life and outdoor entertaining.
- **A luxurious primary retreat** featuring abundant closet space and a beautifully renovated ensuite with air tub, steam shower and heated floors
- **Bonus second-floor living space** provides another inviting area for relaxing, reading, watching TV or simply spending time together
- **Expansive walkout lower level** with bedroom, full bathroom including jacuzzi tub, wet bar, pool table and recreation/play room – ideal for teenagers, guests or extended family
- **Even more versatile space downstairs** for a home office, gym, guest room or whatever best suits your lifestyle
- **Separate above-ground basement entrance** creates exciting possibilities for extended family or potential income, with Tyndale University conveniently nearby
- **A family-oriented neighbourhood** where wonderful neighbours, an active Neighbourhood Watch program and an annual block party foster a true sense of community
- **Walk to school & recreation** via the convenient pathway down the street leading to Steelesview Public School and adjacent Bestview Park with expansive green space, playground, tennis courts, baseball diamond and an incredible trail system for walking, running and biking
- **Peaceful yet exceptionally convenient** – minutes to Steeles & Bayview, Bayview Golf & Country Club, TTC, Centerpoint Mall and the future subway station, with easy access to Finch Station and Hwys 407, 404 & 401

A rare combination of space, privacy, nature, community and convenience – a truly special place to put down roots and call home.



ADDITIONAL INFO

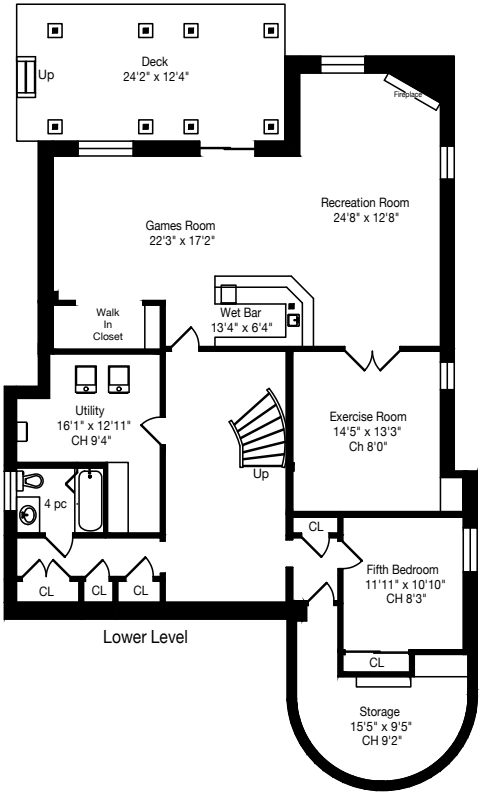
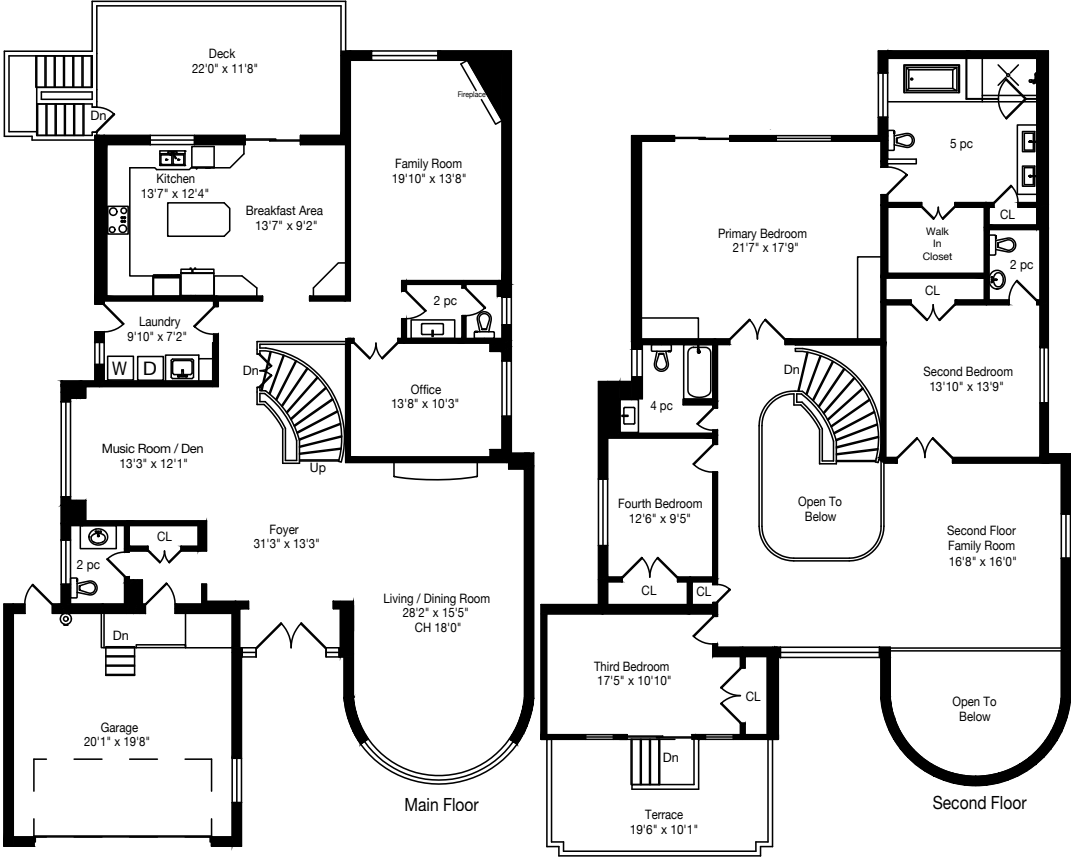
- Property Taxes:** \$13,988.08 (Annual in 2026)
- Lot Size:** 60 feet x 125 feet
- Parking:** Built-in double car garage plus private driveway with parking for 3 cars
- Possession:** 30-60 Days / TBA
- Heating/Cooling:** Two forced air gas furnaces with two central air conditioners
- Utility Costs:** *Electricity:* Approx. \$208/month (2025)
Gas: Approx. \$143/month (2025)
Water/Waste: Approx. \$100/month (2025)
- Inclusions:** Stainless Steel kitchen appliances – GE refrigerator/freezer, GE cooktop, exhaust hood, GE wall oven, Panasonic built-in microwave, Bosch dishwasher (soap dispenser cap as-is condition) and KitchenAid instant hot water tap. Master chef bar fridge in basement, Whirlpool front loading washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, attached baby gate on main floor, two attached TVs and related wall mounts in kitchen and primary ensuite washroom, air tub with manual plug, all window coverings, all drapery tracks and rods, pool/snooker table and all related equipment, wall unit in dining room, freestanding bookcases in basement storage room, workbench and two vices, security system and all related equipment (monitoring extra), central vacuum with two interior hoses and additional hose in garage plus all related equipment, all parts of both furnaces and central air conditioners, hot water tank, gas hookup for BBQ, electric garage door opener and two remotes, basketball net on driveway and City of Toronto garbage and recycling containers. At the buyer's option for no additional charge: kitchen dining table, sectional sofa in basement and basement bedroom queen bed and headboard

A Home Inspection Report dated September 3, 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 so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

- Steelesview Public School**
Designated Catchment School
Grades PK to 5
105 Bestview Dr

Zion Heights Middle School
Designated Catchment School
Grades 6 to 8
5900 Leslie St

A. Y. Jackson Secondary School
Designated Catchment School
Grades 9 to 12
50 Francine Dr
- ÉE Paul-Demers**
Designated Catchment School
Grades PK to 6
100 Ravel Rd

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

Other Local Schools
Lester B. Pearson Elementary School
Grades K to 8
7 Snowcrest Ave
- Claude Watson School for the Arts**
Grades 4 to 8
130 Doris Ave

St. Joseph's Morrow Park Catholic Secondary School
Grades 9 to 12
3338 Bayview Ave

Brebeuf College School
Grades 9 to 12
211 Steeles Ave E

PARKS & REC

This home is located in park heaven, with 3 parks and 13 recreation facilities within a 20 minute walk from this address.



- Bestview Park**
115 Bestview Dr
3 mins

Pineway Park
110 Pineway Blvd
9 mins
- East Don Parkland**
1240 Sheppard Ave E
10 mins

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

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 15 minute walk away, and the nearest street transit stop is a 5 minute walk away.

- Nearest Rail Transit Stop**
Old Cummer GO
15 mins

Nearest Street Level Transit Stop
Cummer Ave At Craigmont Dr
5 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.

- North York General Hospital**
4001 Leslie St

Fire Station
3300 Bayview Ave

Police Station
30 Ellerslie Ave



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
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