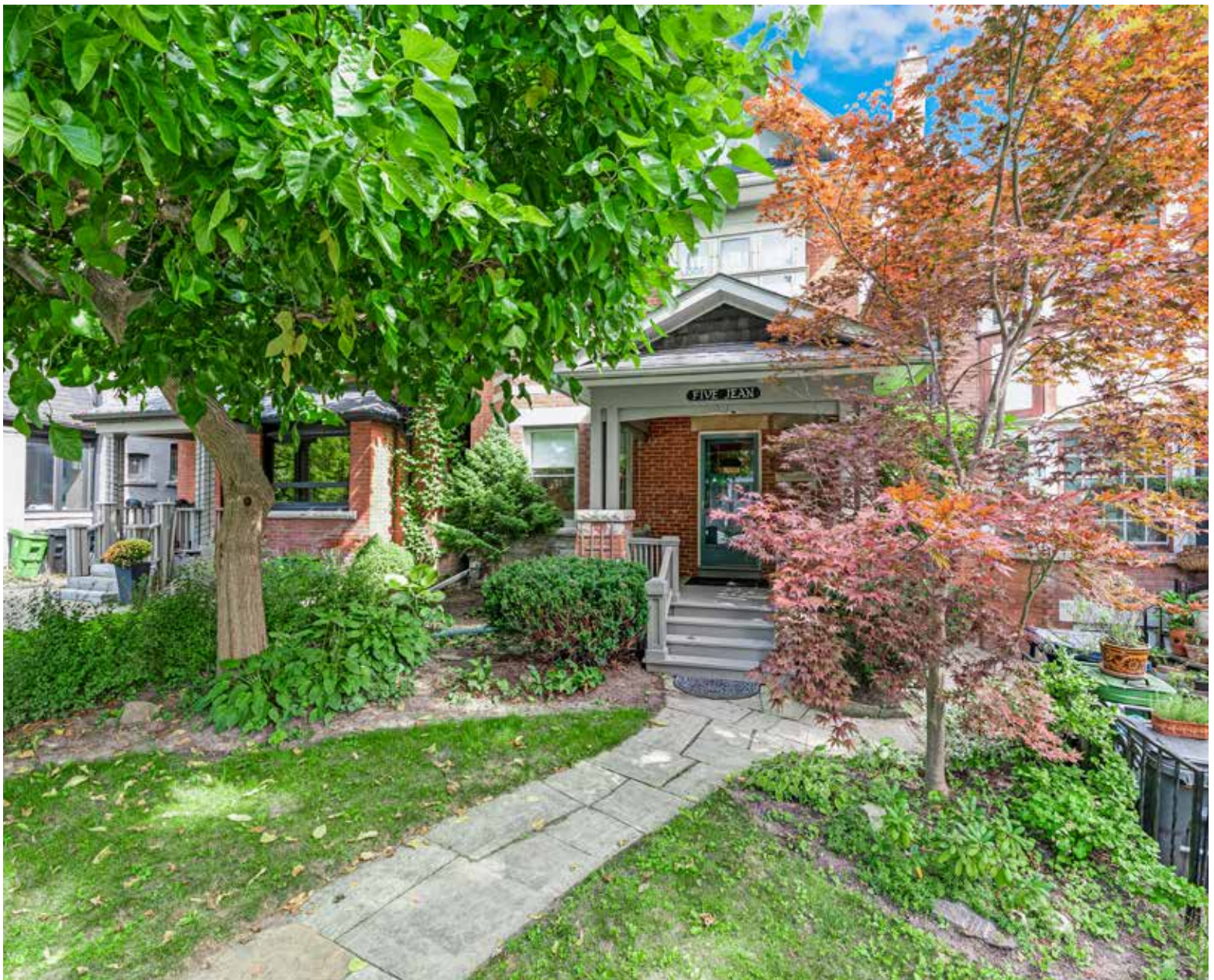


THE MILLS TEAM

is proud to present

5 JEAN STREET



5Jean.com



WELCOME HOME

- Coveted North Rosedale – A low-traffic dead-end street in one of Toronto's most prestigious and treasured neighbourhoods
- Spacious 2½-Storey Detached Home – 5 bedrooms and 4 washrooms with generous, flexible living space for the whole family
- Timeless Character – Traditional architecture, warm wood trim, leaded and stained glass windows, entrance foyer, handsome staircase and two wood-burning fireplaces
- Thoughtfully Updated – Ready to enjoy with a finished third floor of two bedrooms and a bath, ideal as a private primary retreat and flexible second floor space for an ensuite or family room
- Finished Lower Level – Recreation room and full washroom plus potential for a separate suite utilizing the convenient side-door entrance
- Make It Your Own – Enjoy the existing updates today, with exciting opportunities to continue to renovate and personalize over time
- Private Outdoor Space – Welcoming veranda, lovely landscaping and a large private backyard for entertaining and family fun
- Rare Private Parking – Detached single-car garage providing coveted parking plus additional storage
- Everything Close By – Walk to Summerhill Market and neighbourhood shops, with TTC to Rosedale Subway Station at the corner and quick access downtown via Mt Pleasant and the Bayview Extension
- Nature at Your Doorstep – Stroll to Chorley Park, Rosedale Park, the Beltline, ravine trails and Evergreen Brick Works
- An Exceptional Community – Parks, playgrounds, sports and winter skating, plus coveted public (Whitney P.S.), separate (Our Lady of Perpetual Help) and extensive private school options



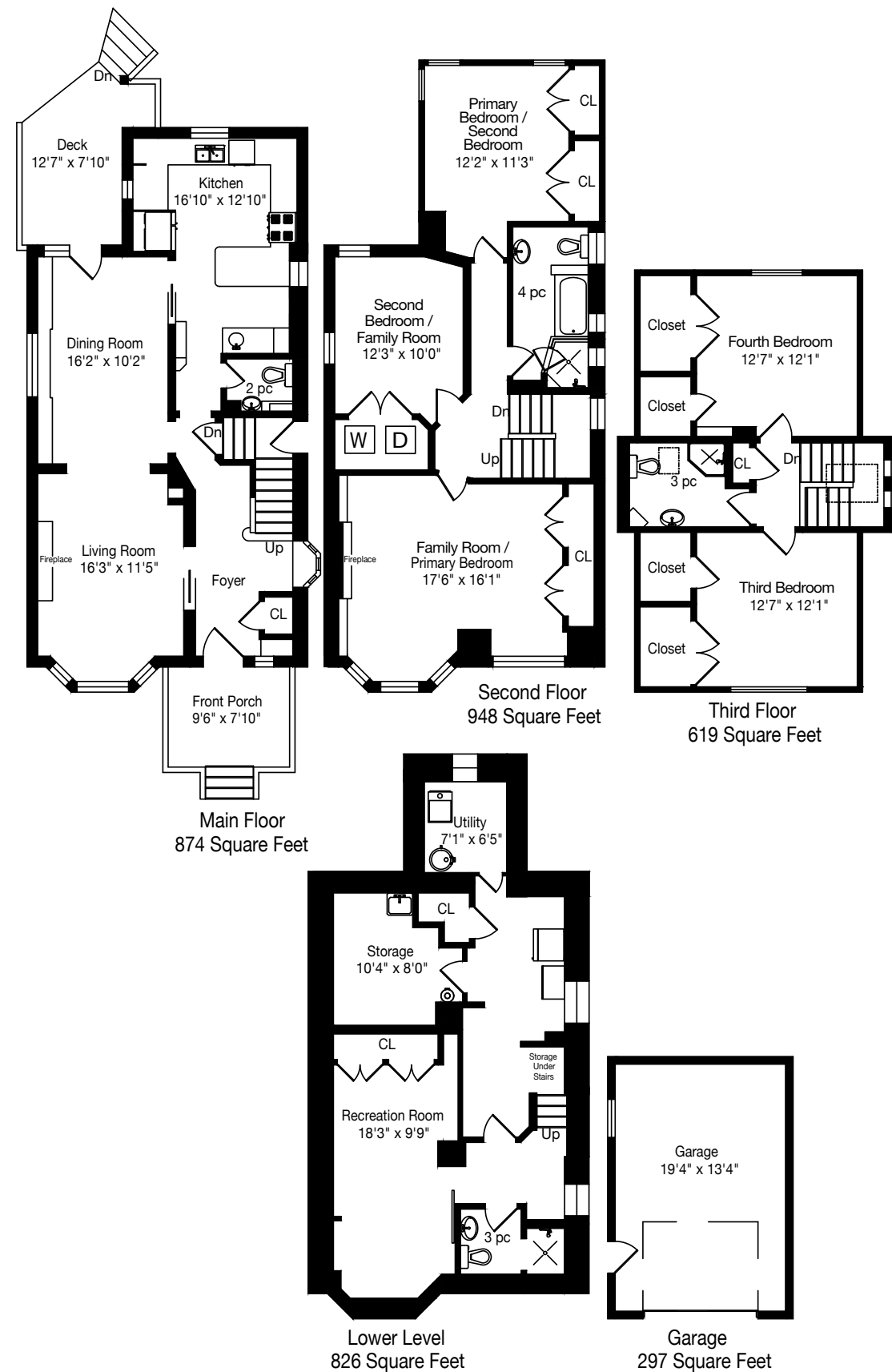
ADDITIONAL INFO

- Property Taxes:** \$12,092.82 (Annual in 2026)
- Lot Size:** 25 feet x 132 feet
- Parking:** Detached single car garage
- Possession:** 30-60 Days / TBA
- Heating/Cooling:** Moovair electric heat pump with air handler (manufactured 2023)
- Utility Costs:** *Electricity:* Approx. \$217/month (2025)
Gas: Approx. \$100/month (2025)
Water/Waste: Approx. \$73/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - KitchenAid refrigerator/freezer, Wolfe gas stove, Vent-A-Hood exhaust hood, GE dishwasher and Panasonic microwave. Kenmore refrigerator/freezer in basement, Kenmore deep freezer in basement, Bosch washer and dryer, all electric light fixtures (except excluded below), all built-in and attached shelving and cabinetry, all window blinds, all parts of Moovair electric heat pump and air handler, portable air conditioner, hot water tank, Coleman gas BBQ and hookup, garden shed and City of Toronto garbage and recycling containers
- Exclusions:** Dining room chandelier

A Home Inspection Report dated August 27, 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

- Whitney Junior Public School**
Designated Catchment School
Grades PK to 6
119 Rosedale Heights Dr
- Deer Park Jr and Sr Public School**
Designated Catchment School
Grades PK to 8
23 Ferndale Ave

- Jarvis Collegiate Institute**
Designated Catchment School
Grades 9 to 12
495 Jarvis St
- Collège français secondaire**
Designated Catchment School
Grades 7 to 12
100 Carlton St

- ÉE Gabrielle-Roy**
Designated Catchment School
Grades PK to 6
14 Pembroke St
- 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 22 recreation facilities within a 20 minute walk from this address.



- Chorley Park**
245 Douglas Dr
- Don Valley Brick Works**
550 Bayview Ave

- 3 mins
 Rosedale Park
20 Scholfield Ave
- 7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground

1 Dog Park

1 Rink

8 Tennis Courts

1 Ball Diamond

2 Sports Fields
- 1 Track

2 Splash Pads

1 Sports Court

3 Trails

1 Nature Centre

TRANSIT

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

- Nearest Rail Transit Stop**
Summerhill Station

19 mins

- Nearest Street Level Transit Stop**
Summerhill Ave At Jean St

1 min

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.

- Toronto General Hospital (University Health Network)**
200 Elizabeth St
- Fire Station**
20 Balmoral Ave
- Police Station**
75 Eglinton Ave W

HoodQ

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5 JEAN 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

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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