

THE MILLS TEAM

is proud to present

177 ST CLEMENTS AVENUE



177StClements.com



WELCOME HOME

- **The Best of Both Worlds!** Beautiful residential street just steps to the vibrant heart of Yonge & Eglinton
- **Spacious Detached Home** blending traditional elegance, modern features and exceptional versatility
- **Grand Principal Rooms** offering gracious living and dining spaces, perfect for everyday living and entertaining
- **The Heart of the Home!** Bright eat-in kitchen with large island and inviting sitting area to gather while preparing meals
- **Beautiful Architectural Details** including a welcoming leaded glass entrance door and central staircase with skylights above
- **Exceptional Above-Grade Living!** All levels of the home are above ground, offering bright, comfortable living spaces throughout
- **Inviting Family Room** with fireplace and walkout to the private south-facing backyard
- **Wonderful Outdoor Living** with an expansive entertaining deck, gas BBQ line and space for relaxation and family fun
- **Spacious Primary Retreat** with king-size proportions, generous closets and 4-piece ensuite
- **Flexible Living Spaces** with 3+1 bedrooms, ideal for families, guests, a home office or live-in caregiver
- **Modern Must-Haves!** Four washrooms, including main floor powder room, private 2-car driveway and additional built-in garage with direct access into the home
- **An Exceptional Walkable Lifestyle!** Stroll to Yonge Street's restaurants, boutiques, groceries, fitness studios and everyday conveniences
- **Outstanding Transit Access** with the Eglinton Subway Station and Crosstown LRT within walking distance
- **Recreation at Your Doorstep!** North Toronto Memorial Community Centre offers indoor and outdoor pools, skating, fitness programs, hobby classes and more
- **Renowned Schools Nearby** including Allenby Junior, Glenview Senior, North Toronto Collegiate and St. Clement's Private Girls School at the end of the block
- **A Wonderful Place to Call Home!** Enjoy the perfect balance of neighbourhood charm, generous living spaces and vibrant Midtown convenience





ADDITIONAL INFO

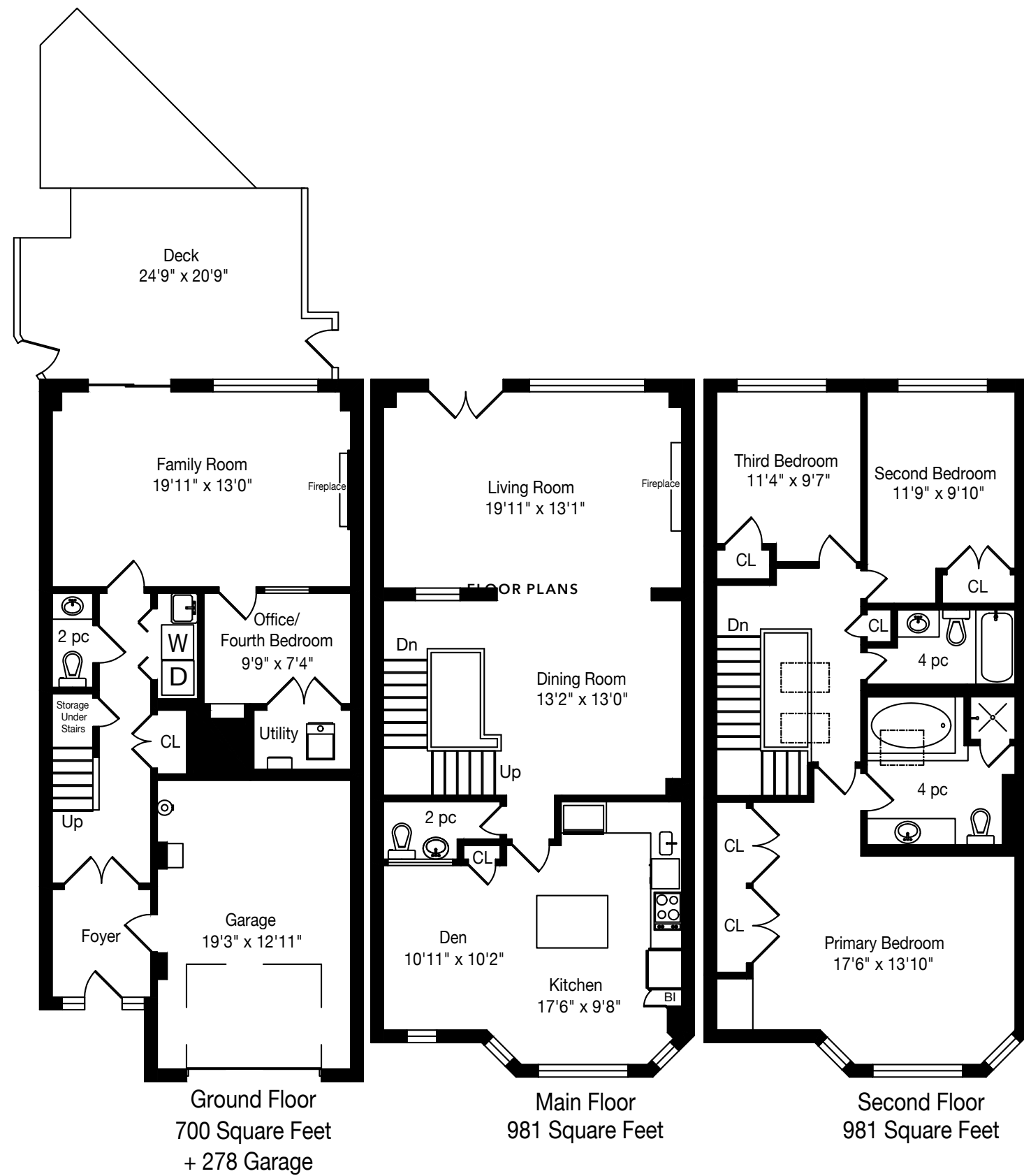
- Property Taxes:** \$11,594.07 (Annual in 2026)
- Lot Size:** 25 feet x 132 feet
- Parking:** Built-in single car garage plus private driveway with parking for 2 cars
- Possession:** 30-60 Days / TBA
- Heating/Cooling:** High velocity air handler with central air conditioning
- Utility Costs**
Electricity: Approx. \$225/month (2025)
Gas: Approx. \$90/month (2025)
Water/Waste: Approx. \$83/month (2025)
- Inclusions:** Refrigerator/freezer, cooktop, built-in microwave, two wall ovens, dishwasher, washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings, central vacuum and all related equipment, satellite dish, inground sprinkler system and all related equipment, electric garage door opener, gas BBQ and hookup, garden shed and City of Toronto garbage and recycling containers
- Rental Equipment:** Air handler (approx. \$73.79 + HST/month), air conditioner (approx. \$73.79 + HST/month) and hot water tank (approx. \$52.17 + HST/month)

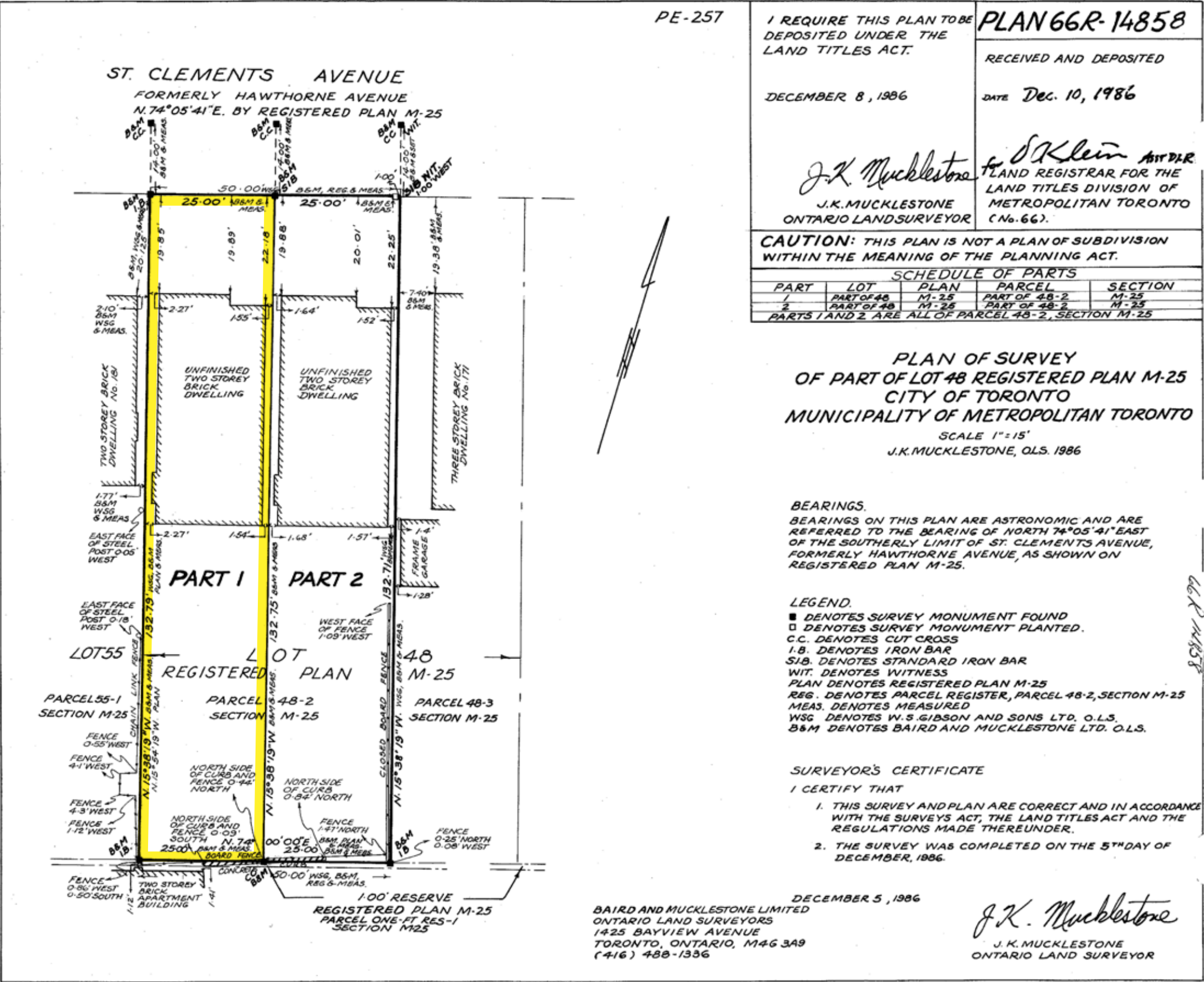
A Home Inspection Report dated October 7, 2026, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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

Allenby Junior Public School

Designated Catchment School
Grades PK to 6
391 St Clements Ave

North Toronto Collegiate Institute

Designated Catchment School
Grades 9 to 12
17 Broadway Ave

Glenview Senior Public School

Designated Catchment School
Grades 7 to 8
401 Rosewell Ave

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

Other Local Schools

Bannockburn Public School

Grades PK to 4
12 Bannockburn Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 34 recreation facilities within a 20 minute walk from this address.



Eglinton Park

200 Eglinton Ave W



3 mins

North Toronto Memorial Community Centre & Arena

200 Eglinton Ave W



8 mins

Lytton Park

200 Lytton Blvd



7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|----------------------------|
| 3 Playgrounds | 1 Community Centre |
| 2 Pools | 1 Splash Pad |
| 1 Arena | 2 Outdoor Games Facilities |
| 3 Rinks | 1 Trail |
| 7 Tennis Courts | 1 Fitness/Weight Room |
| 2 Ball Diamonds | 1 Gym |
| 5 Sports Fields | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 10 minute walk away, and the nearest street transit stop is a 6 minute walk away.

Nearest Rail Transit Stop

Eglinton Station



10 mins

Nearest Street Level Transit Stop

Yonge St At Castlefield Ave



6 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 2km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave



Fire Station

16 Montgomery Ave



Police Station

75 Eglinton Ave W



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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