

THE MILLS TEAM

is proud to present

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# 175 DIVADALE DRIVE



[175Divadale.com](http://175Divadale.com)





## SPECIAL FEATURES

Welcome to the much-loved, immaculately maintained and tastefully updated North Leaside home!

- Enjoy the convenience of an updated kitchen, updated bathrooms, quality appliances and upgraded mechanics\*
  - o Renovated laundry room with heated floor
  - o Roof re-shingled (2012) with transferrable 25-year warranty
  - o Pella windows
  - o 100amp electrical service with copper wiring, circuit breakers and GFI's
  - o Quality Weil-McLain boiler (2012) with ductless air conditioning
  - o Copper plumbing and copper supply line
- Entertain family and friends on the fabulous south-facing deck (new in 2017) overlooking the gorgeous perennial garden
  - o Pella rear sliding glass door
  - o Retractable awning
  - o Fabulous wooden garden shed
- Walking distance to excellent schools & all levels of French Immersion
  - o Steps to highly-rated Northlea Elementary & Middle School
    - Hours of fun in the playground and turf sports field
  - o Sought-after Leaside High School
- Take advantage of Serena Gundy Park (Rykert Cres & Thursfield Cres)
  - o Enjoy nature walks & bird watching, bike trails and picnic sites
- Stroll to Trace Manes Park offering:
  - o A baseball diamond, wading pool, playing field, playground and tennis courts
  - o A Community Centre providing programming for families and seniors including: preschool, arts, dance, martial arts and fitness programs
  - o Leaside Public Library
- Easy access to:
  - o A full array of boutique shops & restaurants along Bayview Avenue
  - o Conveniences, eateries and big-box stores on Laird Drive
  - o Whole Foods on Bayview Avenue
- Take advantage of 24-hour TTC along Eglinton Ave & the future Eglinton LRT Station at Laird Dr
- Easy access to downtown via the Bayview Extension
- A wonderful home in this family-friendly neighbourhood





ADDITIONAL INFO

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Taxes: | \$6,051.01 (Annual in 2020)                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Lot Size:       | 24.21 feet x 135 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Parking:        | Mutual driveway with parking for 1 car                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Possession:     | 60 Days/TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heating:        | Gas hot water boiler and ductless air conditioner                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Utility Costs:  | Electricity: Approx. \$110/month (2020)<br>Gas: Approx. \$101/month (2020)<br>Water: Approx. \$57/month (2020)                                                                                                                                                                                                                                                                                                                                                                 |
| Inclusions:     | Stainless steel GE refrigerator/freezer, stainless steel Kenmore stove, Samsung stainless steel built-in microwave, Kenmore dishwasher, LG washer and dryer, all window coverings (except excluded below), all drapery tracks and rods, all electric light fixtures (except excluded below), all built-in and attached shelving, all parts of gas boiler and ductless air conditioner, storage chest by shed, garden shed and City of Toronto garbage and recycling containers |
| Exclusions:     | Basement deep freezer, front foyer and dining room light fixtures and main floor drapes                                                                                                                                                                                                                                                                                                                                                                                        |
| Rental:         | Hot water tank                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

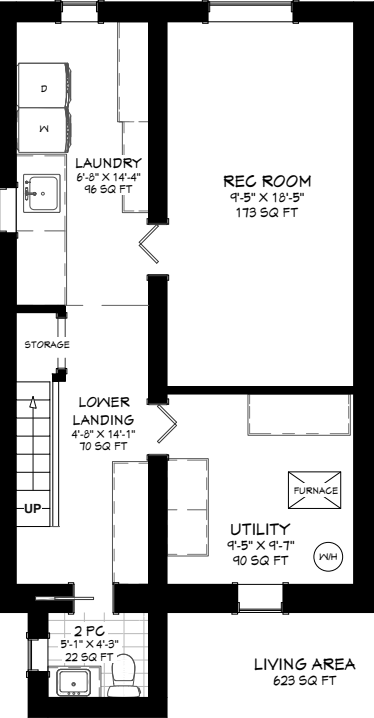
A Home Inspection Report dated January 16<sup>th</sup>, 2021 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE

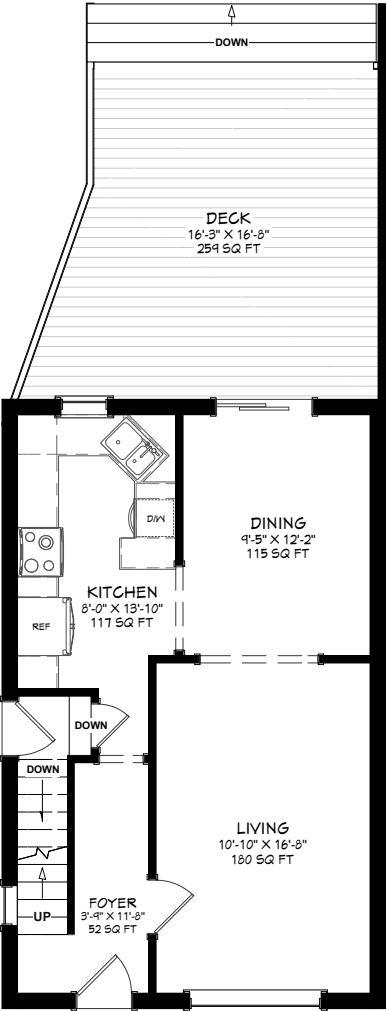




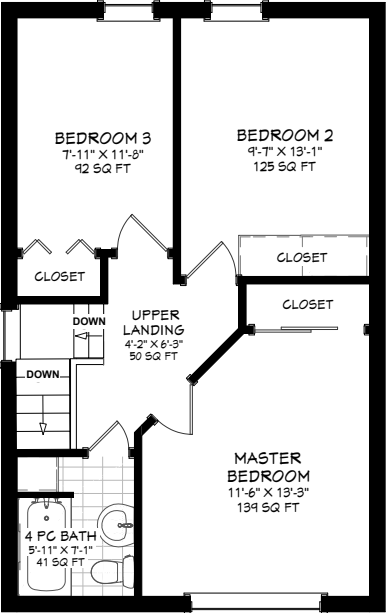
LOWER LEVEL

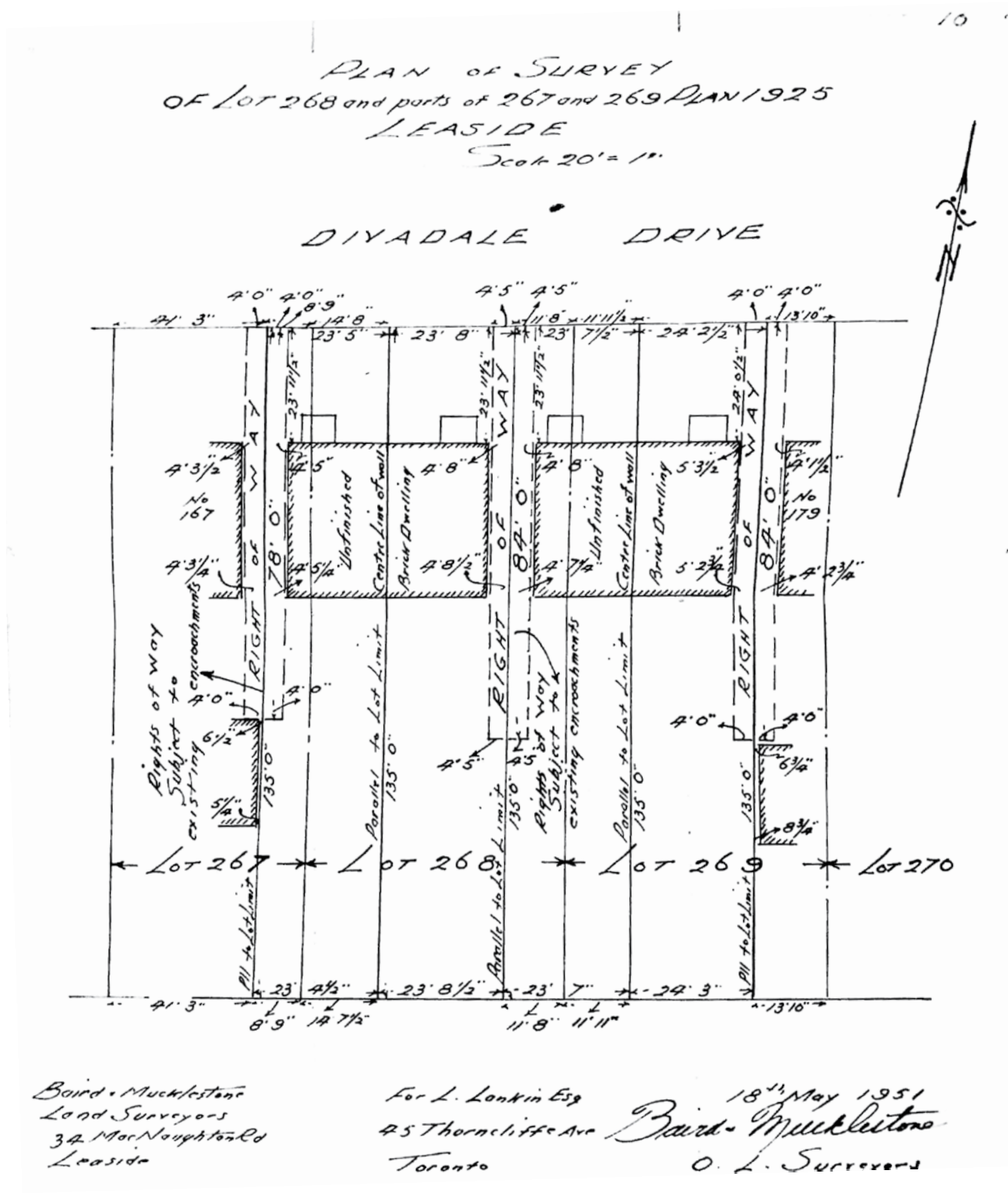


MAIN LEVEL



UPPER LEVEL







COMMUNITY SCHOOLS

**Toronto District School Board** **416-397-3000**  
**[www.tdsb.on.ca](http://www.tdsb.on.ca)**

|      |                                       |              |
|------|---------------------------------------|--------------|
| JK-8 | Northlea E. & M.S.<br>305 Rumsey Road | 416-396-2395 |
| 9-12 | Leaside High School<br>200 Hanna Road | 416-396-2380 |

**French Immersion Programs**

|      |                                       |              |
|------|---------------------------------------|--------------|
| JK-8 | Northlea E. & M.S.<br>305 Rumsey Road | 416-396-2395 |
| 9-12 | Leaside High School<br>200 Hanna Road | 416-396-2380 |

**Toronto Catholic District School Board** **416-222-8282**  
**[www.tcdsb.on.ca](http://www.tcdsb.on.ca)**

|      |                                                         |              |
|------|---------------------------------------------------------|--------------|
| JK-8 | St. Anselm Catholic School<br>182 Bessborough Drive     | 416-393-5243 |
| 9-12 | Marshall McLuhan Catholic Secondary<br>1107 Avenue Road | 416-393-5561 |

**Toronto Private Schools**  
**[www.edu.gov.on.ca/eng/general/elemsec/privsch](http://www.edu.gov.on.ca/eng/general/elemsec/privsch)**

|         |                                                            |              |
|---------|------------------------------------------------------------|--------------|
| PreK-2  | St. Clement's Early Learning School<br>70 St. Clements Ave | 416-489-0822 |
| PreK-12 | Toronto French School<br>306 Lawrence Avenue East          | 416-484-6533 |
| JK-12   | Havergal College (Girls)<br>1451 Avenue Road               | 416-483-3519 |
| JK-6    | Sunnybrook School<br>469 Merton Street                     | 416-487-5308 |
| 1-12    | St. Clements School (Girls)<br>21 St. Clements Avenue      | 416-483-4835 |
| 3-12    | Crescent School (Boys)<br>2365 Bayview Avenue              | 416-449-2556 |





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175Divadale.com



Signature Realty  
IND. OWNED & OPERATED 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 \*\* Broker