THE MILLS TEAM

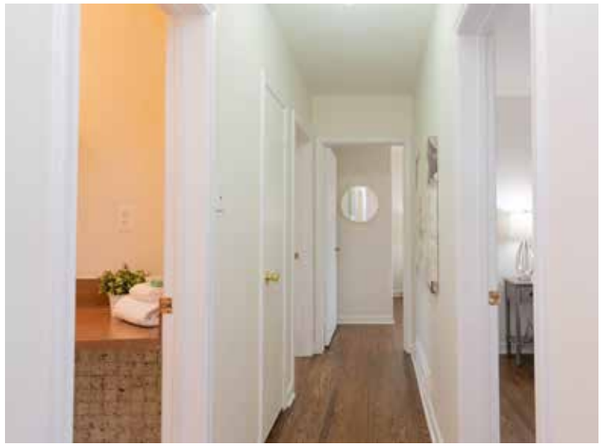
is proud to present

25 OVERBANK CRESCENT

25Overbank.com

SPECIAL FEATURES

- A great entry into this fabulous Don Mills neighbourhood
- Solidly-built and well maintained by the same family for 62 years
- A bright and sunny, spacious (1195 sq ft + a finished lower level) home with the ability to add value with your own updates – either now or over time
  - o Create your own open-concept dream kitchen/dining room/ great room combination
  - o Update the bathrooms to your ideal style
  - o Separate entrance to the lower level, with above ground windows – potential for in-law or income suite
- Enjoy hours of fun with family and friends in the south-facing backyard featuring an inground pool
- An energy-efficient home
  - o Save an estimated $125/month on heating/cooling costs using “Green” geo-thermal energy
  - o Upgraded attic insulation
  - o Triple-pane windows
- Convenient attached garage with storage, and private driveway with parking for 2 cars
- Located on a quiet, child-friendly, sought-after street
- Walk to all levels of excellent Public & Catholic schools
- French Immersion and Private School options
- Stroll to Ranchdale, Underhill and Brookbanks Parks
- Experience the neighbourhood ravine walking trails
- Take advantage of Broadlands Community Centre
  - o Outdoor skating rink
  - o Arts & crafts, and dance programs for all ages
  - o Summer camps
  - o Fitness programs
  - o Social activities
  - o Sports programs
- Join the nearby Donalda Golf Club with fabulous family activities
- Enjoy the fabulous Shops of Don Mills
  - o A myriad of shops, restaurants and VIP Cineplex Theatre
- Easy downtown access via the DVP, and the Express TTC bus on Underhill Drive
- Close to the 401 with quick access to the airport
- A wonderful place to create your ideal home!



ADDITIONAL INFO

Property Taxes: $6,158.96 (Annual in 2020)

Lot Size: 65 feet x 100 feet

Parking: Attached single car garage plus private driveway with parking for 2 additional cars

Possession: 60 days or to be arranged

Heating/Cooling: Energy efficient forced air geothermal furnace with central air conditioning

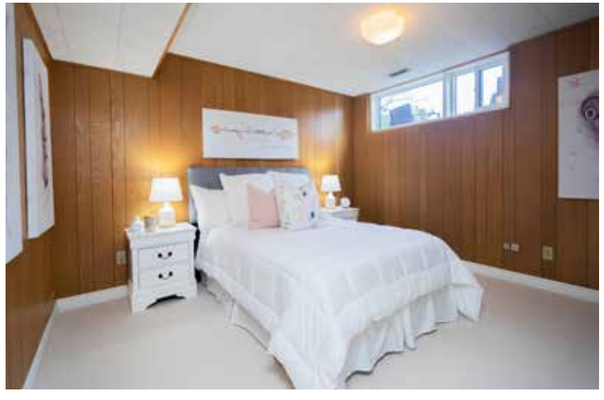
Utility Costs
Water: Approx. $80/month (2020)
Hydro: Approx. $215/month (2020)
- Includes heat and electricity

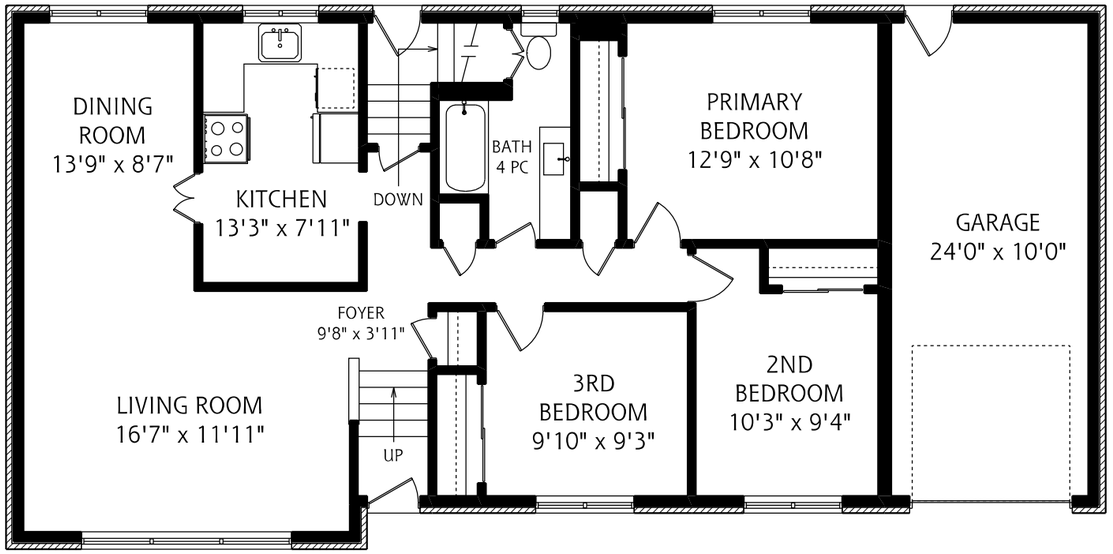
Inclusions: Refrigerator, stove, exhaust hood, dishwasher, washer and dryer, all electric light fixtures, all attached shelving and cabinetry, all window coverings, all pool equipment, all parts of ground source heat pump and central air conditioner, hot water tank, electric garage door opener and remote, City of Toronto garbage and recycling containers

Inground Pool:
Type: Concrete
Built: 1969
Pump: 2006
Filter: 2006
Heater: None (but previously heated with a gas heater)
Note: Average unheated summer water temp 68-78 degrees

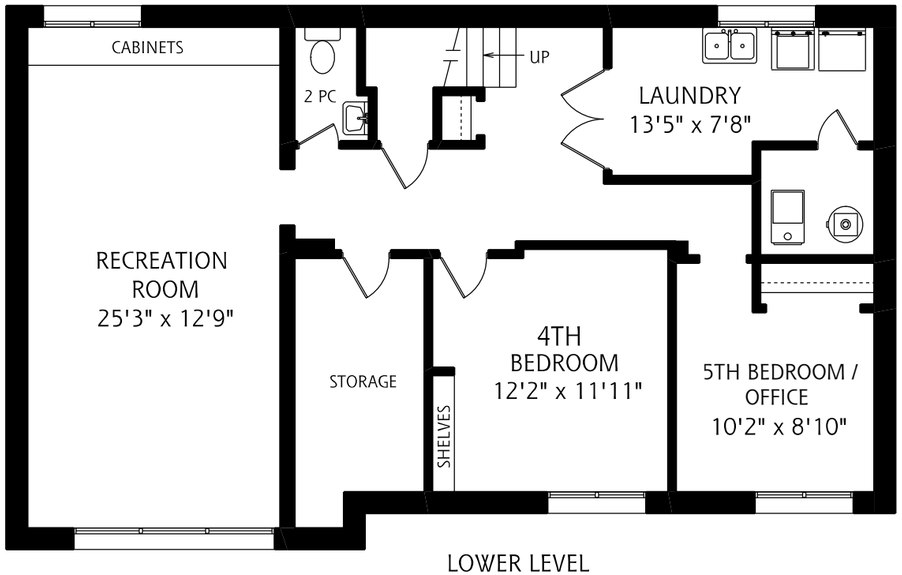
A Home Inspection Report dated May 1st, 2021 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE





MAIN FLOOR
1,195 SQUARE FEET



LOWER LEVEL
1,195 SQUARE FEET

SCALE 1" = 20'
N 36° 18' 00" E
400.00
LOT 71
BRICK BUNGALOW
CRESCENT
N 38° 18' 00" E
100.00
LOT 72
BRICK BUNGALOW
OVERBANK
N 38° 18' 00" E
MARSHALL, MACKLIN and MONAGHAN

COMMUNITY SCHOOLS

Toronto District School Board		**416-397-3000**
www.tdsb.on.ca		
JK-5	Ranchdale Public School 60 Ranchdale Cres	416-395-2800
6-8	Milne Valley Middle School 100 Underhill Drive	416-395-2700
9-12	Victoria Park C.I . 15 Wallingford Road	416-395-3310
French Immersion Programs		
SK-6	Broadlands Public School 106 Broadlands Boulevard	416-395-2090
7-9	Windfields Junior High School 375 Banbury Road	416-395-3100
10-12	York Mills Collegiate Institute 490 York Mills Road	416-395-3340
Toronto Catholic District School Board		**416-222-8282**
www.tcdsb.on.ca		
JK-8	Annunciation Catholic School 65 Avonwick Gate	416-393-5299
9-12	Senator O'Connor College School 60 Rowena Drive	416-393-5505

Toronto Private Schools
www.edu.gov.on.ca/eng/general/elemsec/privsch

PK-12	Bayview Glen 275 Duncan Mill Road	416-443-1030
PK-8	The Giles School (French Immersion) 80 Scarsdale Road	416-446-0825
PK-12	Hawthorn School *(PK & Kindergarden Co-ed / 1-12 Girls)* 101 Scarsdale Road	416-444-3054
JK-6	Crestwood School 411 Lawrence Avenue East	416-444-5858
7-12	Crestwood Preparatory College 217 Brookbanks Drive	416-391-1441
1-12	WillowWood School 55 Scarsdale Road	416-444-7644
3-12	Crescent School (Boys) 2365 Bayview Avenue	416-449-2556

THE MILLS TEAM

AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca
416.443.0300

Lauren Rebecca*, Mike Adams*, Laura Lee*, Sue Mills*, Alex Mills**, Victoria Mills Delsnyder, Katie Mills*, Diane Fujita*, Sarah O'Neill* | * SALES REPRESENTATIVE ** BROKER

25Overbank.com

ROYAL LEPAGE 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