

THE MILLS TEAM

is proud to present

395 SCARBOROUGH ROAD



395Scarborough.com



BABY IT'S COLD OUTSIDE, BUT HERE'S THE PERFECT UPPER BEACH HOME TO HIBERNATE ALL WINTER LONG!

Charming you from the sidewalk (fairy garden and legal parking!), all the way through to the private tree-canopied backyard, you'll want to curl up on the couch and stay a while! Completely gutted and reimaged by the previous Architect owner to create incredible open concept living space plus vaulted ceilings with skylights, epic storage and a huge kitchen that walks out to the multi-level, covered deck - plus all the mechanics have been done too: roof, eaves, doors, windows, furnace, AC, electrical, plumbing. An enclosed front porch (tons of light through two big windows) creates a functional foyer with a closet (so rare!). Cozy up to the wood-burning stove - perfect after a snowball fight in the playing field across the street! Enjoy a separate back entrance to an adorable yet functional basement with amazing storage. The enchanting backyard is your own piece of paradise year-round with two level deck, covered seating area, BBQ gas line, low maintenance gardens and a new storage shed.

Feel the love in this instant community with friendly neighbours, quiet streets and Adam Beck Public School playing field across the street (hello open sunny views!). Steps to shops, cafes and restaurants in Kingston Road Village, Loblaws and the new YMCA. 15-minute walk to the Beach, GO station and subway.





ADDITIONAL INFO

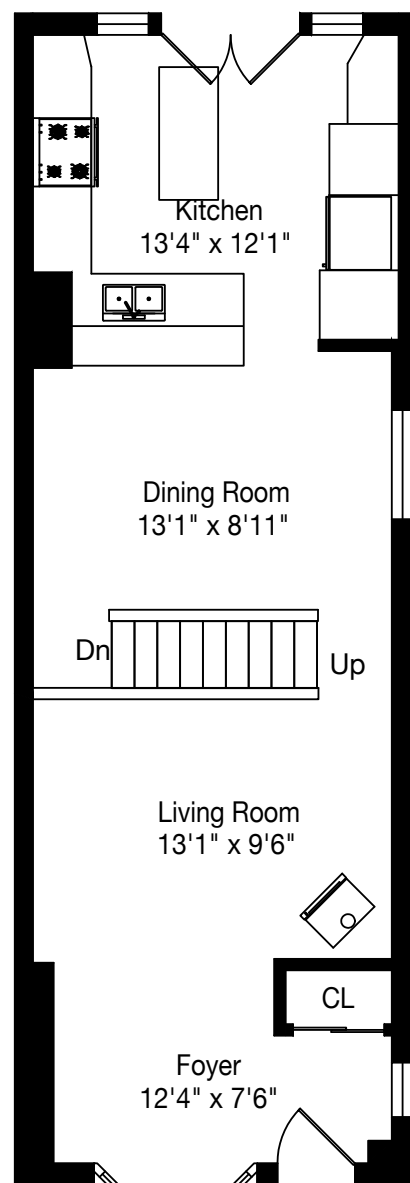
Property Taxes:	\$3,886.04 (Annual in 2021)
Lot Size:	18 feet x 99 feet
Parking:	Licensed front yard parking permit for 1 car
Possession:	60-90 days/ TBD
Heating:	Forced air gas furnace and central air conditioning
Utility Costs:	Electricity: Approx. \$92/month (2020) Gas: Approx. \$85/month (2020) Water/Waste: Approx. \$80/month (2020)
Inclusions:	Maytag stainless steel refrigerator/freezer, Dacor stainless steel gas stove, Bosch stainless steel dishwasher (new in 2021); Bosch washer and dryer, all electric light fixtures, all window coverings, all built-in and attached shelving, Cabinets in dining room, Kitchen island, basement bedroom built-in desk, wall shelves in living room and basement bedroom, attached TV and wall mount in living room, wood-burning stove and tool set, extra fireplace wood, all parts of gas furnace with humidifier and electronic air cleaner, all parts of central air conditioner, water purification system, Weber gas BBQ, backyard shed, outdoor water fountain, curtains on deck, and City of Toronto garbage and recycling containers.
Exclusions:	Hanging chair on deck, guitar clip in basement bedroom
Rental Equipment:	Hot water heater (approx. \$20/month)

UPDATES AND IMPROVEMENTS:

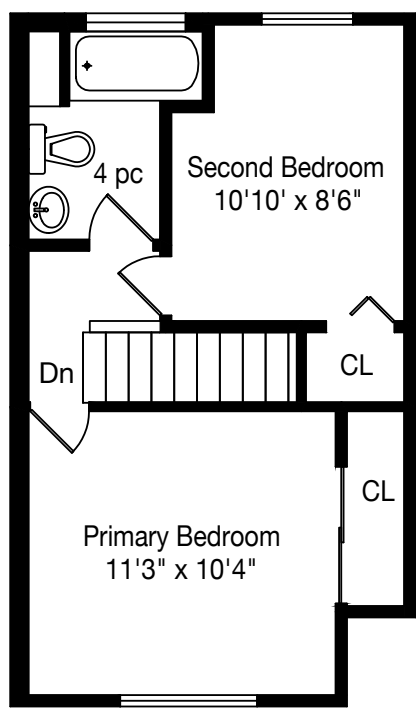
- Full renovation by previous owners (2003)
- Rebuilt chimney (2020)
- Backyard shed (2016)
- Lennox high-efficiency gas furnace with humidifier, filter and UV (2011)
- Lennox central air conditioner (2011)
- Reshingled roof with new eavestroughs, soffits and fascia (2009)
- Bosch stainless steel dishwasher (2021)

A Home Inspection Report dated November 12, 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.

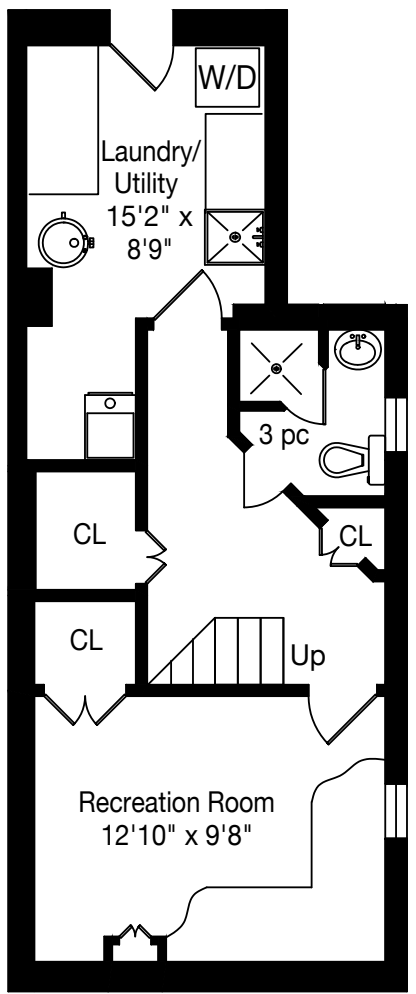
E & OE



Main Floor
605 Square Feet



Second Floor
358 Square Feet



Lower Level
460 Square Feet



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Adam Beck Junior Public School

Designated Catchment School
Grades PK to 6
400 Scarborough Rd

É Élé^m La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Glen Ames Senior Public School

Designated Catchment School
Grades 7 to 8
18 Williamson Rd

Malvern Collegiate Institute

Designated Catchment School
Grades 9 to 12
55 Malvern Ave

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Adam Beck Community Centre

79 Lawlor Ave



Bob Acton Park

45 William Hancox Ave



1 min

Glen Stewart Park

351 Glen Manor Dr



6 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 1 Pool | 2 Playgrounds |
| 1 Sports Field | 1 Basketball Court |
| 1 Ball Diamond | 1 Community Centre |
| 1 Trail | 1 Gym |
| 2 Picnic Facilities | 1 Horseshoe Pit |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 12 minute walk away.

Nearest Rail Transit Stop

Danforth GO

12 min

Nearest Street Level Transit Stop

Victoria Park Ave At
Swanwick Ave

3 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 3.05km.

Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave

Fire Station

87 Main St

Police Station

101 Coxwell Ave

CONVENIENCE

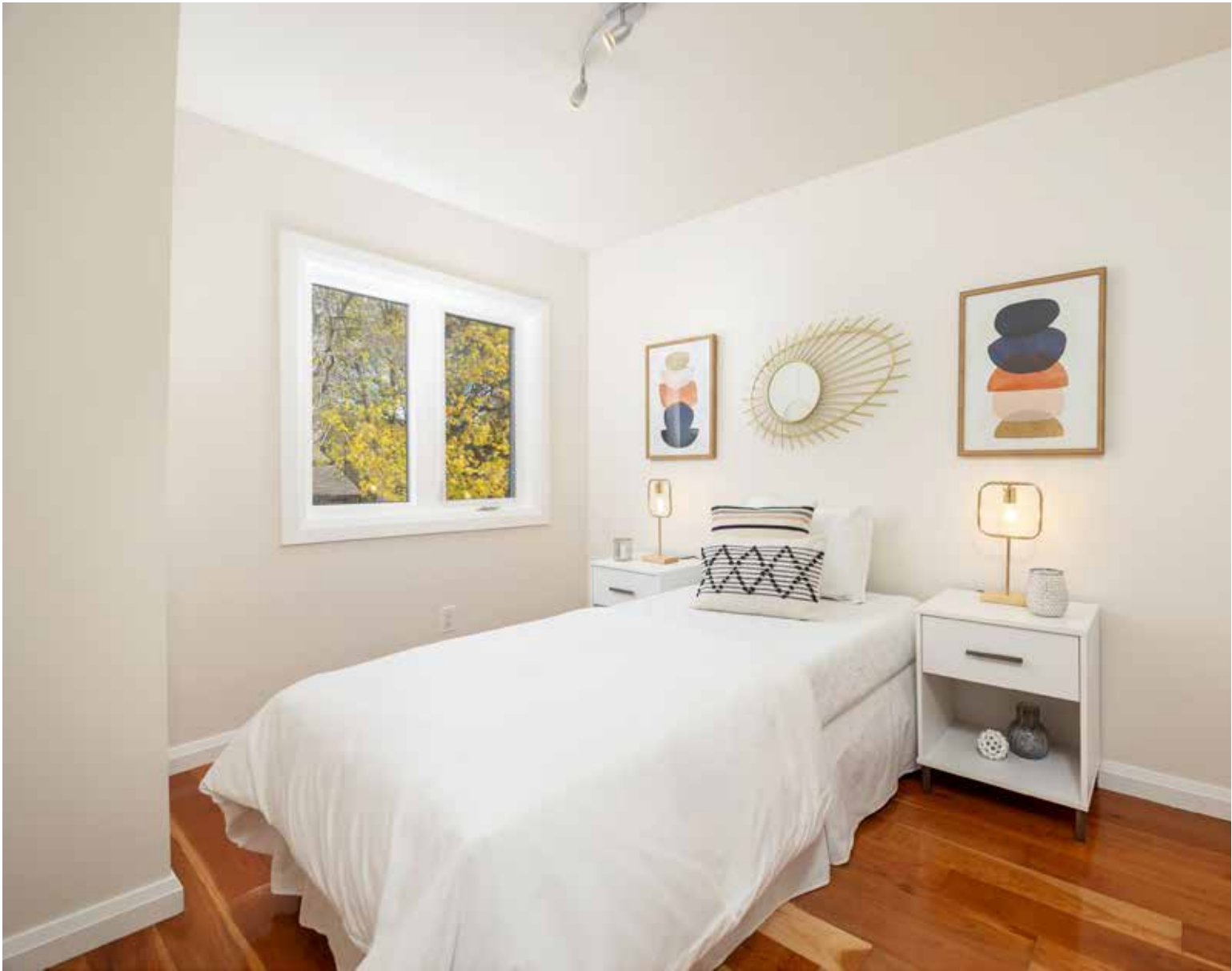
This home is located near everyday amenities to make your daily errands easier.

Coffee

Grocery

Gym

Gas Station





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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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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