

THE MILLS TEAM

is proud to present

6 STANHOPE
AVENUE

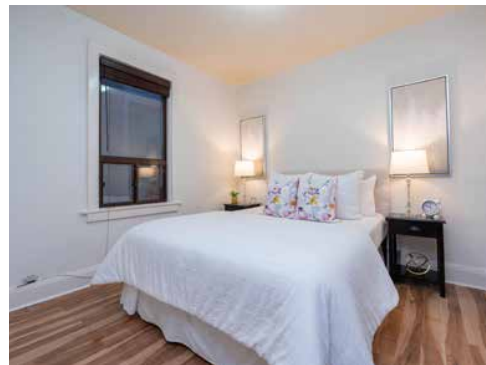


6Stanhope.com



SPECIAL FEATURES

- Cute as a button on a ~35' x 100' lot
- A great entry into this fabulous "Golden Triangle" neighbourhood
- Attention 1st time buyers, empty-nesters, investors and those looking to build their dream home
- Located in a sought-after, family-friendly, East York neighbourhood with many newer-built homes on this quiet street
- Planner's Report available:
 - o Potential to enlarge the existing home, or build a new 2-storey home up to approximately 2,742 sq ft
- Move-in condition, with an updated kitchen and separate entrance to an excellent lower level complete with a 3pc bath, bedroom and recreation room
- Enjoy the private west-facing backyard
- Fabulous private driveway and detached garage
- Steps to TTC
- Easy access to the shops of Leaside & big-box stores, boutique Danforth Village shopping and downtown
- Minutes to Lower Don River Ravine Trails and the Brickworks
- Take advantage of nearby E.Y. Community Centre, hospital, local restaurants and schools

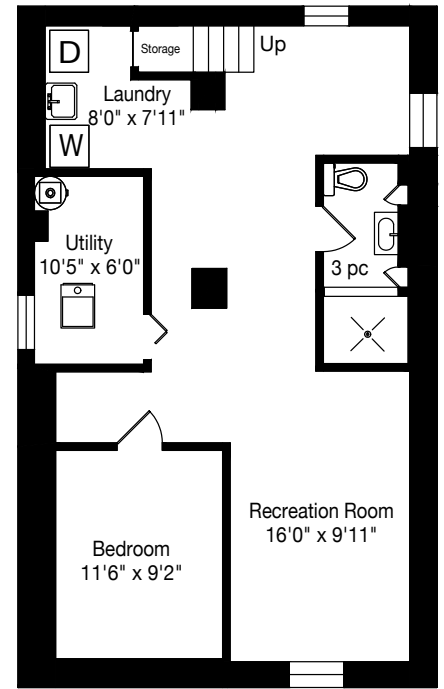
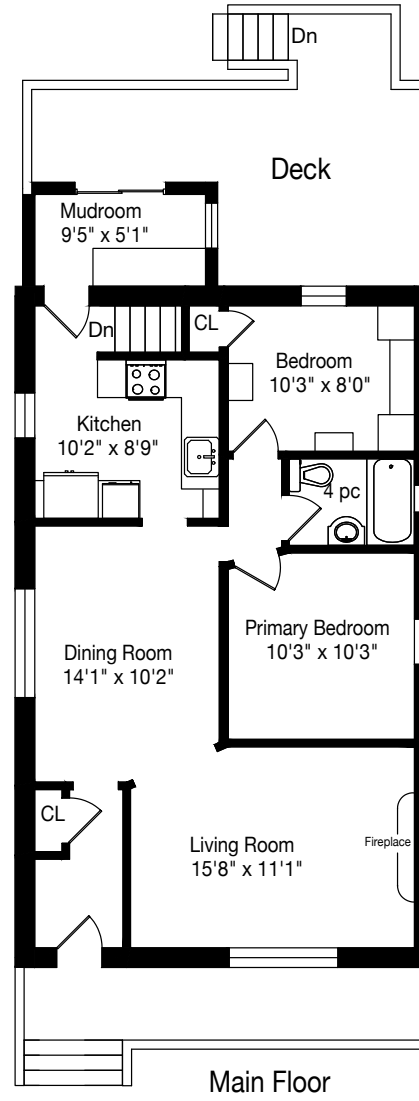


ADDITIONAL INFO

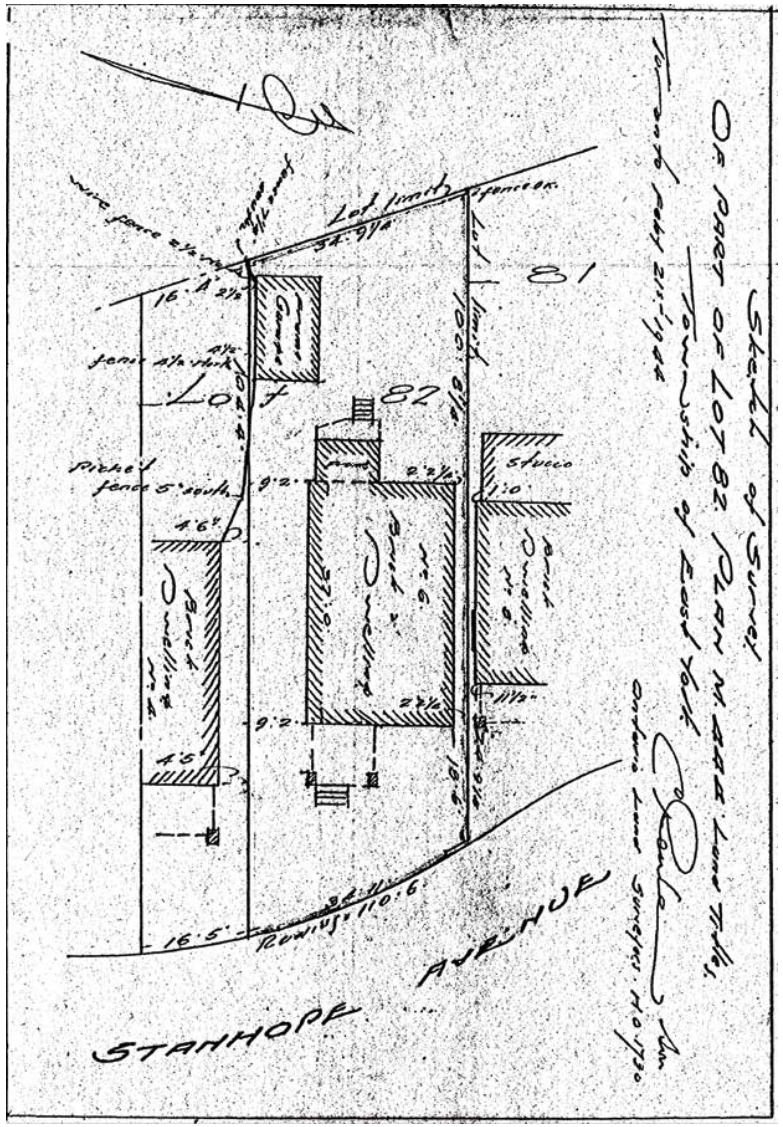
- Property Taxes:** \$4,362.63 (Annual in 2021)
- Lot Size:** 34.92 feet x 100.68 feet
(South 104.33' / Rear 34.77')
- Parking:** Detached single car garage plus private driveway with parking for 4 cars
- Possession:** 60 Days/TBA
- Heating/Cooling:** Forced air gas furnace and central air conditioning
- Inclusions:** Stainless Steel KitchenAid refrigerator/freezer, Stainless Steel Schott Ceran stove, Stainless Steel exhaust hood, Stainless Steel dishwasher, Samsung front loading washer and dryer, Woods refrigerator/freezer in basement, all electric light fixtures, all built-in and attached shelving, all parts of gas furnace and central air conditioner and city of Toronto garbage and recycling containers.
- Rental Equipment:** Hot water tank

A Home Inspection Report dated December 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



Lower Level



COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000
www.tdsb.on.ca

- JK-5 William Burgess E.S. 416-396-2490
100 Torrens Avenue
- 6-8 Westwood Middle School 416-396-2480
994 Carlaw Avenue
- 9-12 East York Collegiate Institute 416-396-2355
650 Cosburn Avenue
- 9-12 Danforth Collegiate & Technical Institute 416-393-0620
800 Greenwood Avenue

French Immersion

www.tdsb.on.ca

- JK-6 Blake Street Junior P.S. 416-393-9415
21 Boulton Avenue
- 7-8 Earl Gray Sr. P.S. 416-393-9545
100 Strathcona Avenue
- 9-12 Malvern C.I. 416-393-1480
55 Malvern Avenue

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

- JK-8 Holy Cross Catholic School 416-393-5242
299A Donlands Avenue
- 9-12 St. Patrick Catholic Secondary School 416-393-5546
49 Felstead Avenue

Toronto Post-Secondary Schools

www.sbinfo.edu.gov.on.ca

- University of Toronto 416-978-2011
27 Kings College Circle
- York University, Glendon Campus 416-487-6710
2275 Bayview Ave.
- George Brown College, St. James Campus 416-415-2000
200 King St. E.
- Ryerson University 416-979-5000
350 Victoria St.

Toronto Private Schools

www.edu.on.ca/eng/general/elemsec/privsch/index.html





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