

THE MILLS TEAM

is proud to present

---

# 1918 ST CLAIR

AVENUE WEST



1918StClair.com





## WELCOME HOME TO THE TRENDY UPPER JUNCTION

More space, more bedrooms, more parking than you ever thought possible in your budget! Finally, an all-brick condo townhouse that's an actual house, but with none of the maintenance. Not stacked - no other units above or below you. Nearly 1,200 square feet of practical, perfectly laid out, and tastefully updated space. Three bedrooms, all with closets and windows, give you the flexibility for living, guests or working from home. Rare, clear and treed views from all windows on both north and south sides - not looking directly into any other Units and set way back from the main street. Built-in garage with direct access to a functional mudroom/home office on the ground floor, plus 2nd car parking in front. A terrace with built-in gas line and front and back water sources for grilling and gardening to your heart's content. Main floor powder room and real hardwood floors throughout - no carpet! A quiet, well-managed complex with a park/playground, lots of visitor parking and great neighbours. Equally exciting as a principal residence or investment.

This 10/10 location can't be beat. Walk out your door to everything: Stockyards/groceries/shops/eats/streetcar. Express direct bus to subway/GO Train/UP Express. Walk to the future SmartTrack station at St Clair & Old Weston Rd. Moments to the Junction, Toronto Rail Path and High Park. This urban oasis has it all!





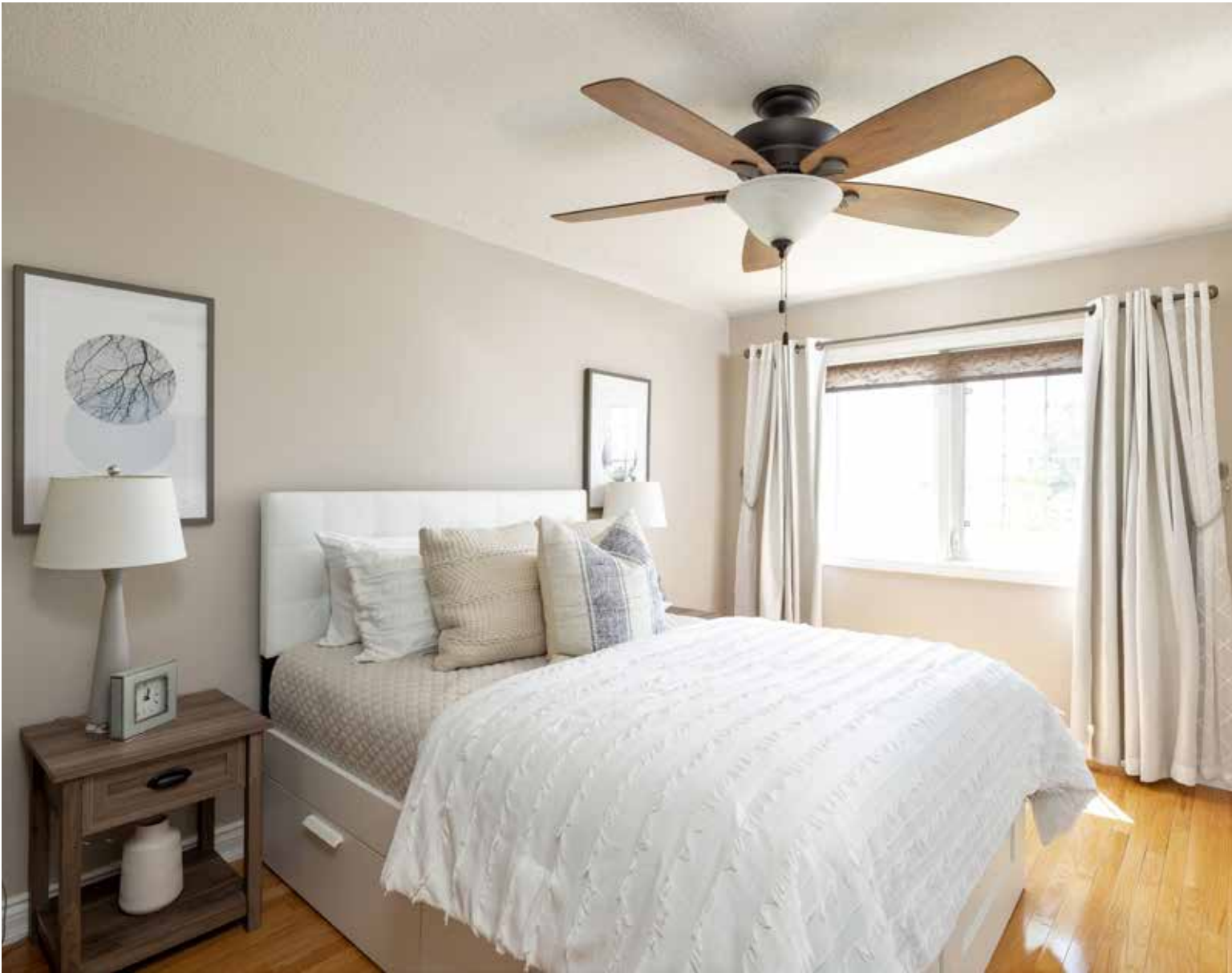


ADDITIONAL INFO

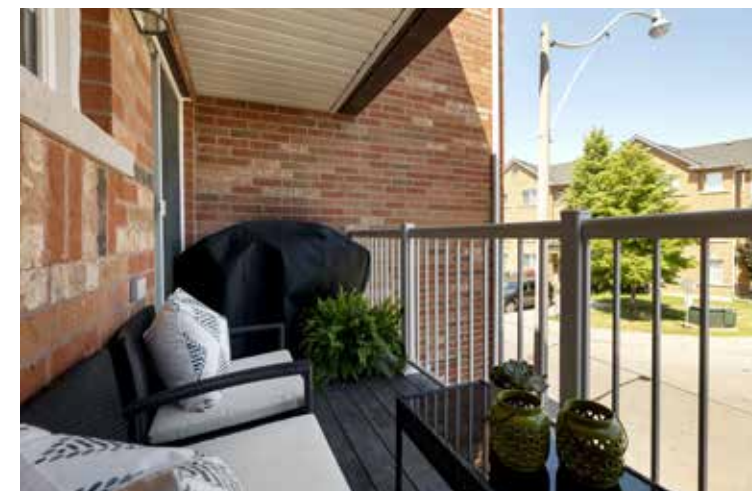
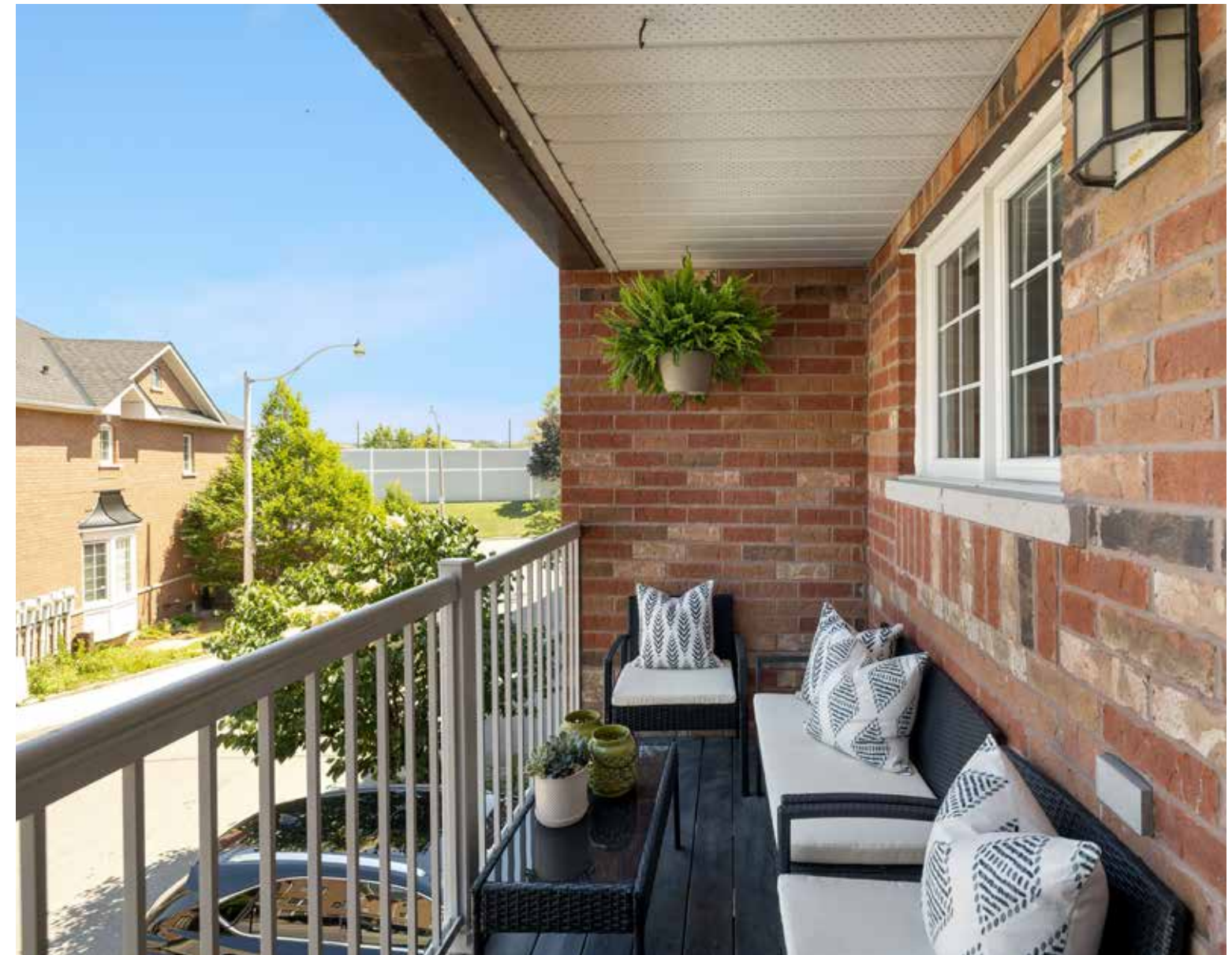
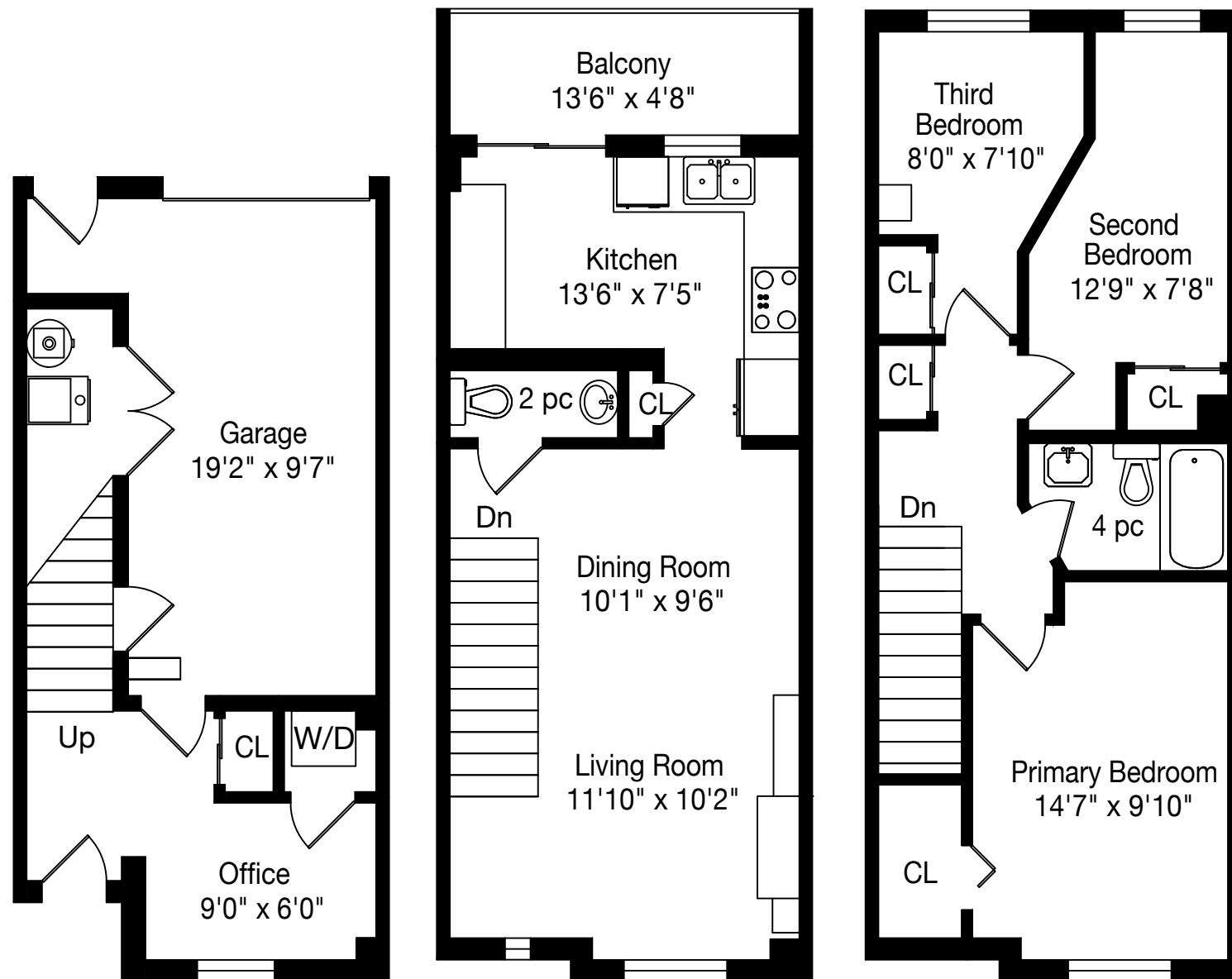
- Taxes:** \$2,767.87 (Annual in 2022)
- Possession:** 60 days or to be arranged
- Parking:** 1 garage parking space plus 1 private parking space
- Utility Costs:** *Electricity:* Approximately \$109/month (2021)  
*Gas:* Approximately \$103/month (2021)
- Rental:** *Hot Water Tank/Heater:* \$33.46/month (including taxes)
- Heating:** Forced air gas furnace and central air conditioning
- Maintenance Fee:** \$312.27 (monthly 2021)
- Includes:** Water, common elements, building insurance and parking
- Heating:** Forced air gas furnace and central air conditioning
- Square Footage:** Approximately 1,154 sq ft as per MPAC
- Pet Restrictions:** Household pets welcome
- Exposure:** North/south exposure
- Property Manager:** Comfort Property Management  
Monika Gdula  
416-904-2704
- Inclusions:** Stainless Steel Refrigerator (Frigidaire), Stainless Steel Freezer (Frigidaire), Stainless Steel Stove (Frigidaire), Stainless Steel Hood Fan, Stainless Steel Dishwasher (Frigidaire), Washer (Samsung), Dryer (Samsung), All Parts of Furnace and Central Air Conditioner, BBQ gas line, Garage door-opener and remote, White cabinetry in living room, TV wall mount, All built-in and attached shelving, All electric light fixtures and Blinds
- Exclusions:** Exterior cameras, television, curtains and mirror in the living room

A Home Inspection Report dated June 14, 2022 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion













## SCHOOLS

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



### Carleton Village Jr and Sr Sports & Wellness Academy

Designated Catchment School  
Grades PK to 8  
315 Osler St

### General Mercer Junior Public School

Designated Catchment School  
Grades PK to 6  
30 Turnberry Ave

### É Élé́m Charles-Sauriol

Designated Catchment School  
Grades PK to 6  
55 Pelham Ave

### És Toronto Ouest

Designated Catchment School  
Grades 7 to 12  
330 Lansdowne Ave

### George Harvey Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
1700 Keele St

### Other Local Schools

### The Grove Community School

Grades PK to 6  
108 Gladstone Ave

### Western Technical-Commercial School

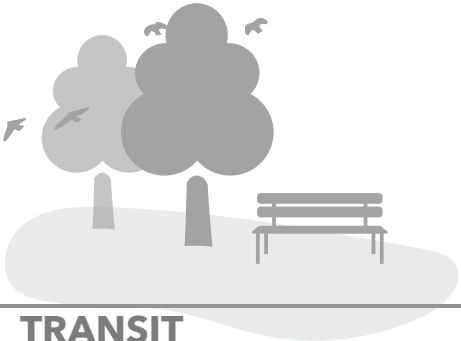
Grades 9 to 12  
125 Evelyn Crescent

### Ursula Franklin Academy

Grades 9 to 12  
146 Glendonwynne Rd

## PARKS & REC.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



### Keele - Mulock Parkette

595 Keele St



2 min

### S.A.D.R.A. Park

458 Old Weston Rd



5 min

### Upper Junction Park

85 Birdstone Cres



3 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds  
1 Volleyball Court  
1 Outdoor Dry Pad  
1 Basketball Court  
1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 27 minute walk away.

### Nearest Rail Transit Stop

Keele Station

### Nearest Street Level Transit Stop

Weston Rd At St Clair Ave  
West



1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 3.97km.

### St Joseph's Health Centre

30 The Queensway

### Fire Station

358 Keele St

### Police Station

2054 Davenport Rd

## CONVENIENCE

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

### Coffee



### Gym



### Gas Station



HoodQ

Disclaimer: These materials have been prepared for sarah@themillsteam.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

1918 ST CLAIR AVENUE WEST



## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

[TheMillsTeam.ca](http://TheMillsTeam.ca)

[Team@TheMillsTeam.ca](mailto:Team@TheMillsTeam.ca)

416.443.0300

Lauren Rebecca\*, Michael Adams\*, Laura Lee\*, Sarah O'Neill\*, Sue Mills\*, Alex Mills\*\*, Victoria Mills Delsnyder, Katie Mills\*, Diane Fujita\*, Priyanka Mehta, Christine Sweeney\* | \* SALES REPRESENTATIVE \*\* BROKER

[1918StClair.com](http://1918StClair.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