

THE MILLS TEAM

is proud to present

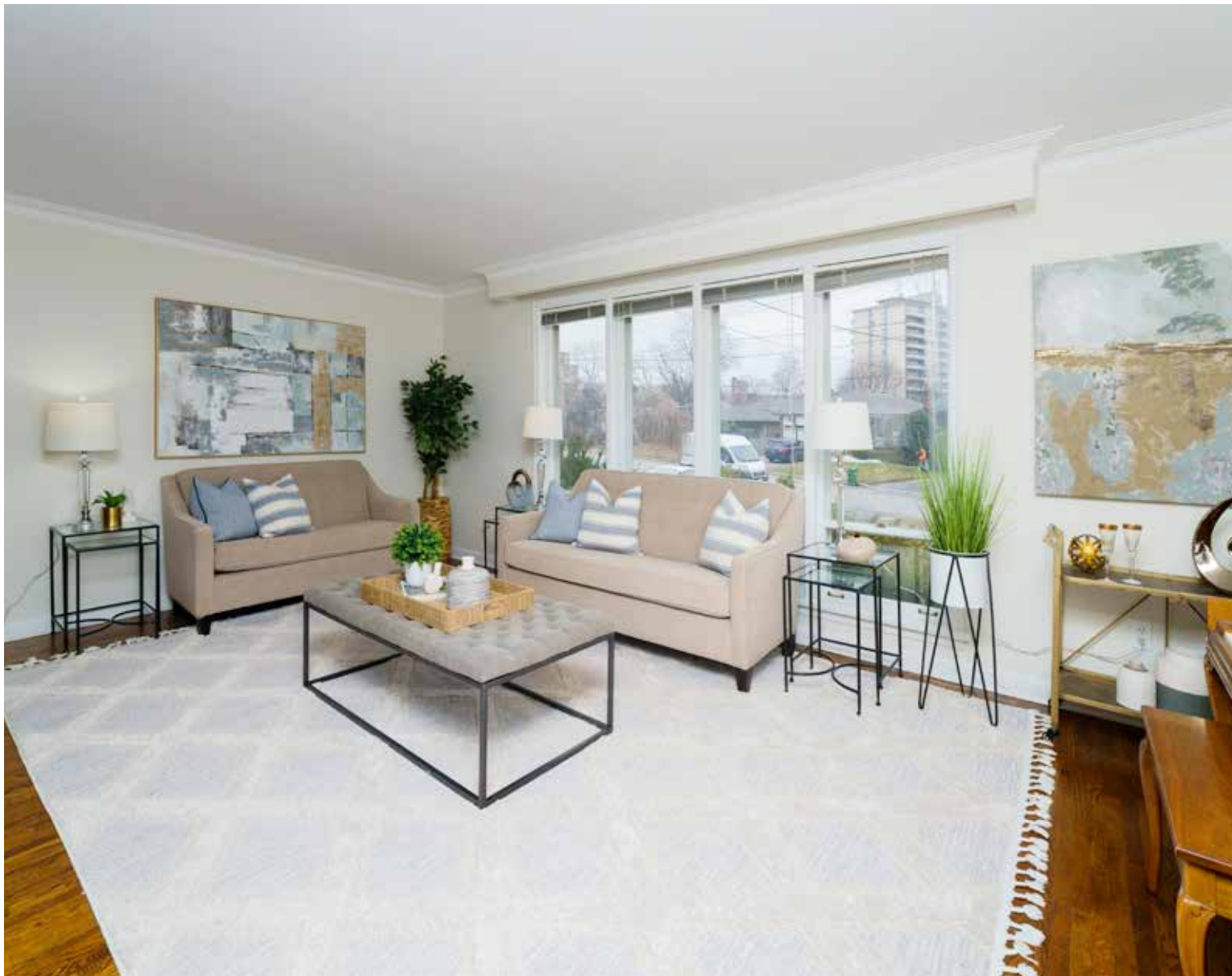
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142 SHELBORNE  
AVENUE



142Shelborne.com





## SPECIAL FEATURES

- Live-in, invest or build at Bathurst and Lawrence – the choice is yours!
- This lovely, solidly built, oversized (1562 sq ft) home with basement apartment potential on a huge lot (approx. 7340 sq ft) awaits you!
- Located in a family-friendly neighbourhood with many newly emerging custom-built homes
- Walk to TTC (both Lawrence West & Glencairn subway stations, and Bathurst St busses), shopping (Lawrence Plaza and Bathurst St shops), schools (Public, Separate and Jewish Day Schools), library, parks & places of worship
- Enjoy this spacious home featuring great entertaining space, an eat-in kitchen, rarely found 3-pc primary ensuite bathroom, and a separate entrance to a high, nicely finished lower level with fabulous income potential
- Wonderful for a family to live-in, invest-in, or build-new on this oversized lot – now or in the future
- Planner's Building Potential Report available:
  - o Build up to ~ 5100 sq ft (35% lot coverage)
  - o Or build up to ~ 5800 sq ft (40% lot coverage with COA minor variance approval)





## ADDITIONAL INFO

- Property Taxes:** \$6,439.40 (Annual in 2022)
- Lot Size:** 47' frontage / 148.92' on west side / 63' at rear / 142.46 on east side
- Parking:** Private driveway with parking for 3 cars
- Possession:** 60 Days/TBA
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Refrigerator/freezer, Kenmore stove (as-is condition), Kenmore exhaust hood (as-is condition), Whirlpool washer, Maytag dryer, all electric light fixtures, all window coverings, 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 (if a rental)

A Home Inspection Report dated March 23, 2023, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

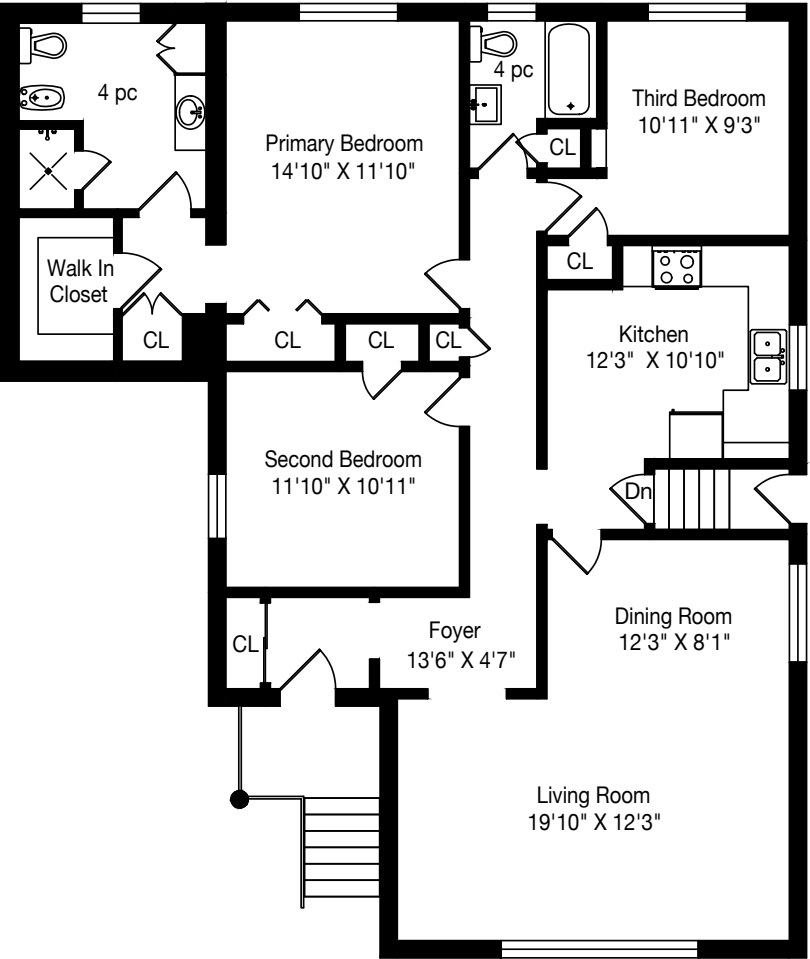
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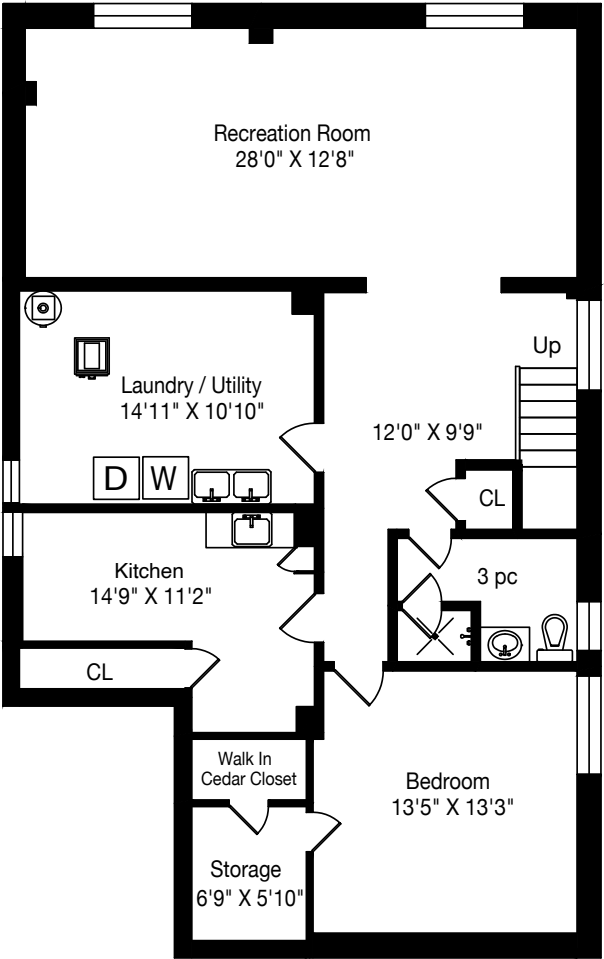
## SYNAGOGUES

- |                                 |              |
|---------------------------------|--------------|
| Holy Blossom                    | 416-789-3291 |
| 1950 Bathurst Street            |              |
| Congregation Haborim of Toronto | 416-782-7125 |
| 5 Glen Park Avenue              |              |
| Shaarei Shomayim Congregation   | 416-789-3213 |
| 470 Glencairn Avenue            |              |
| Shomrai Shabbos Synagogue       | 416-782-8849 |
| 583 Glengrove Avenue            |              |
| Zichron Shneur                  | 416-781-0136 |
| 2801 Bathurst Street            |              |





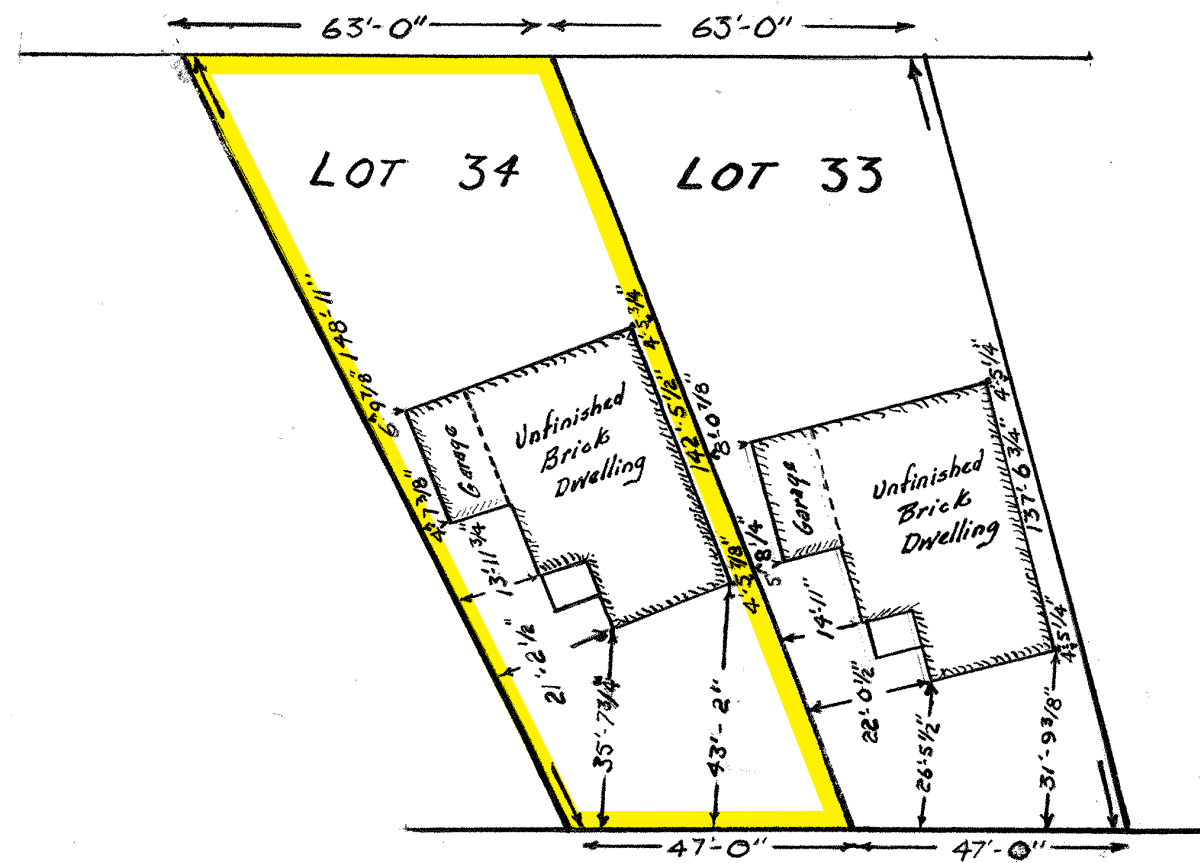
Main Floor  
1562 Square Feet



Lower Level  
1358 Square Feet



PLAN SURVEY OF  
LOTS 33 & 34 - REG'D PLAN 4746  
COUNTY OF YORK  
TOWNSHIP OF NORTH YORK  
SCALE - 1" = 30'-0"



SHELBOURNE AVENUE

DATE SEPT. 22<sup>ND</sup> 1957.  
DONALD S. MCINTOSH,  
ONTARIO LAND SURVEYOR,  
46 CROCKFORD BLVD.  
SCARBOROUGH - ONT.

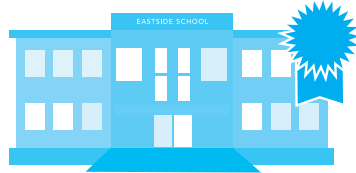
PER: *D. S. McIntosh* O.L.S.





SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



**Glen Park Public School**  
Designated Catchment School  
Grades PK to 6  
101 Englemount Ave

**John Polanyi Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
640 Lawrence Ave W

**Ledbury Park Elementary and Middle School**  
Designated Catchment School  
Grades PK to 8  
95 Falkirk St

**ÉE Mathieu-da-Costa**  
Designated Catchment School  
Grades PK to 6  
116 Cornelius Pkwy

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



**Dell Park**  
50 Dell Park Ave  
3 mins

**Chater Court Park**  
1 Chater Crt  
5 mins

**Barbara Frum Community Centre**  
20 Covington Rd  
7 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds  
1 Community Centre  
1 Fitness/Weight Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 14 minute walk away.

**Nearest Rail Transit Stop**  
Lawrence West Station

**Nearest Street Level Transit Stop**  
Bathurst St At Shelborne Ave

14 mins

2 mins

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 4.22km.

**Sunnybrook Health Sciences Centre - Bayview Campus**  
2075 Bayview Ave

**Fire Station**  
476 Lawrence Ave W

**Police Station**  
1435 Eglinton Ave W

HoodQ

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## COMMUNITY SCHOOLS

### Toronto District School Board 416-397-3000

[www.tdsb.on.ca](http://www.tdsb.on.ca)

1-6	Glen Park Public School 101 Englemount Ave	416-395-2460
JK-8	Ledbury Park Elem. & Middle School 95 Falkirk Street	416-395-2630
9-12	John Polanyi Collegiate Institute 640 Lawrence Ave W.	416-395-3303

### French Immersion Programs

[www.tdsb.on.ca](http://www.tdsb.on.ca)

1-6	Glen Park Public School 101 Englemount Ave	416-395-2460
7-8	Forest Hill Jr. & Sr. Public School 78 Dunloe Rd	416-393-9355
9-12	Oakwood Collegiate Institute 991 St. Clair Ave. W	416-393-1780

### Toronto Catholic District School Board 416-222-8282

[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK-8	Our Lady of the Assumption CS 125 Glenmount Avenue	416-393-5265
9-12	Marshall McLuhan Catholic Secondary 1107 Avenue Road	416-393-5561

### Jewish Day Schools

Bialik Hebrew Day School 2760 Bathurst Street	416-783-3346
Netivot Hatorah Day School 470 Glencairn Avenue	905-771-1234
Eitz Chaim Day Schools 1 Viewmount Avenue	416-789-4366
Bais Yaakov Elementary School 15 Saranac Boulevard	416-783-6181
Beth Jacob High School for Girls 410 Lawrence Avenue West	416-787-4949
Tiferes Bais Yaakov High School 85 Stormont Avenue	416-785-4044
Yeshiva Yesodei Hatorah 77 Glenrush Boulevard	416-787-1101



## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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Signature Realty  
IND. OWNED & OPERATED BROKERAGE

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