

THE MILLS TEAM
is proud to present

119 WEMBLEY ROAD



119Wembley.com



SPECIAL FEATURES

- Fabulous potential to make this your dream home on a quiet cul-de-sac in the Upper Village!
- A wonderful opportunity to add your personal touches to this spacious (2,050 sq ft) home, or build-new - either now or in the future
- Great for family living and entertaining, this home offers:
 - o Spacious living and dining rooms
 - o An eat-in kitchen
 - o A main floor office plus family room
 - o A primary bedroom with a 3-piece bathroom
 - o 4 bedrooms (4th bedroom currently being used as a dressing room)
 - o 2nd floor laundry
 - o Separate entrance to an unspoiled lower level with bathroom plumbing
- Enjoy hours of fun in the large private south-facing backyard featuring an inground pool
- Located on a quiet, child-safe street amongst multi-million dollar new-builds and renovations
 - o Planner's Building Potential Report available
- Stroll to Eglinton West shops, restaurants and conveniences
- Experience nearby Viewmount & Cedarvale Parks and the Beltline Trail
- A Commuter's dream:
 - o Walk to the Eglinton West subway station and the future Eglinton LRT
 - o Minutes to the Allen Expressway and the 401
- Take advantage of sought-after Public, Private and Day Schools

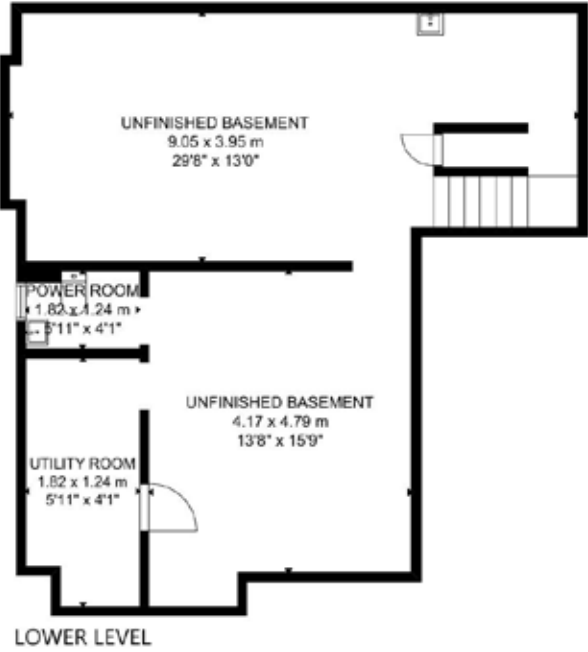
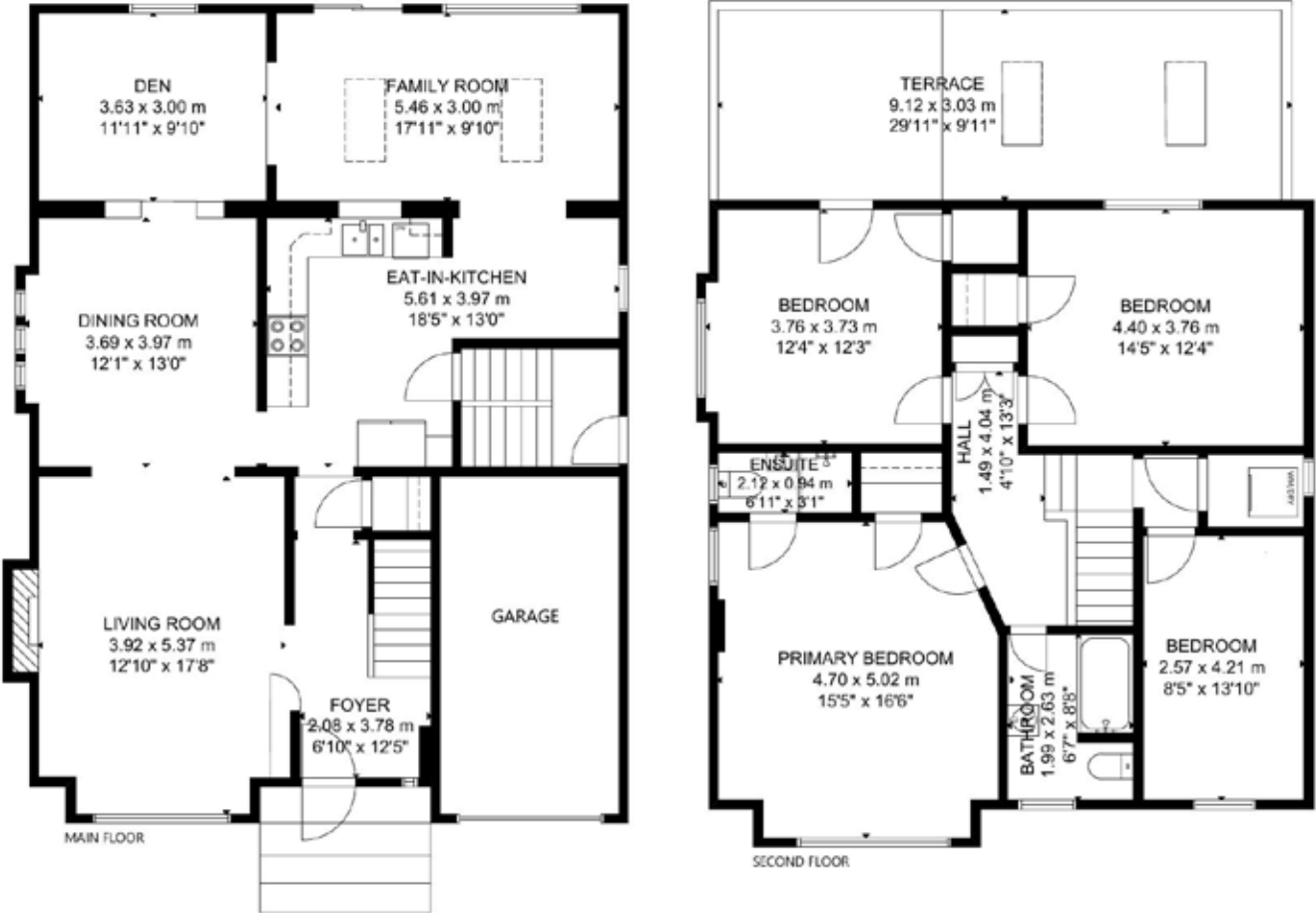


ADDITIONAL INFO

Property Taxes:	\$9,106.15 (Annual in 2022)
Lot Size:	35.66 feet x 134.50 feet (46 feet on front arc and 164 feet on west side)
Parking:	Attached single car garage plus private driveway with parking for 3 cars. Total 4 car parking
Possession:	60 Days/TBA
Heating:	Hot water gas boiler and SpacePak air conditioner
Inclusions:	Stainless Steel Amana refrigerator/freezer, Stainless Steel Frigidaire stove, Stainless Steel exhaust hood, Maytag dishwasher, Maytag washer, Whirlpool dryer, all electric light fixtures, all window coverings, all built-in and attached shelving, security system and all related equipment (monitoring extra), inground pool and all related equipment (pool liner needs replacing), BBQ, all parts of boiler and SpacePak air conditioner, hot water tank, garden shed, and city of Toronto garbage and recycling containers
Exclusions:	Dining room and family room chandelier and all free-standing closets in 4th bedroom

A Home Inspection Report dated March 21, 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.

E & OE





COMMUNITY SCHOOLS

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

JK-6	West Preparatory Junior Public School	416-393-1633
	70 Ridge Hill Drive	
7-8	Forest Hill Junior & Senior Public School	416-393-9335
	78 Dunloe Road	
9-12	Forest Hill Collegiate Institute	416-393-1860
	730 Eglinton Avenue West	
9-12	Northern Secondary School	416-393-0270
	851 Mt. Pleasant Road	

French Immersion Programs

JK-6	Glen Park Public School	416-395-4260
	101 Englemount Avenue	
7-8	Glenview Senior Public School	416-393-9390
	401 Rosewell Avenue	
9-12	Lawrence Park Collegiate Institute	416-393-9500
	125 Chatsworth Drive	

Jewish Day Schools

JK-5	Associated Hebrew Schools	416-787-1872
	18 Neptune Drive	
JK-8	Bialik Hebrew Day School	416-783-3346
	2760 Bathurst Street	
JK-8	United Synagogue Day School	416-781-5658
	1700 Bathurst Street (Bathurst Campus)	
SK-6	Leo Baeck Day School	905-709-3636
	1950 Bathurst Street (Holy Blossom Campus)	

Toronto Catholic District School Board 416-222-8282
www.tcdsb.on.ca

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

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privsch

SK-12	Upper Canada College (Boys)	416-488-1125
	200 Lonsdale Road	
JK-12	Bishop Strachan School (Girls)	416-483-4325
	298 Lonsdale Road	
JK-12	Havergal College (Girls)	416-483-3519
	1451 Avenue Road	
7-12	St. Michael's College School (Boys)	416-653-3180
	1515 Bathurst Street	



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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