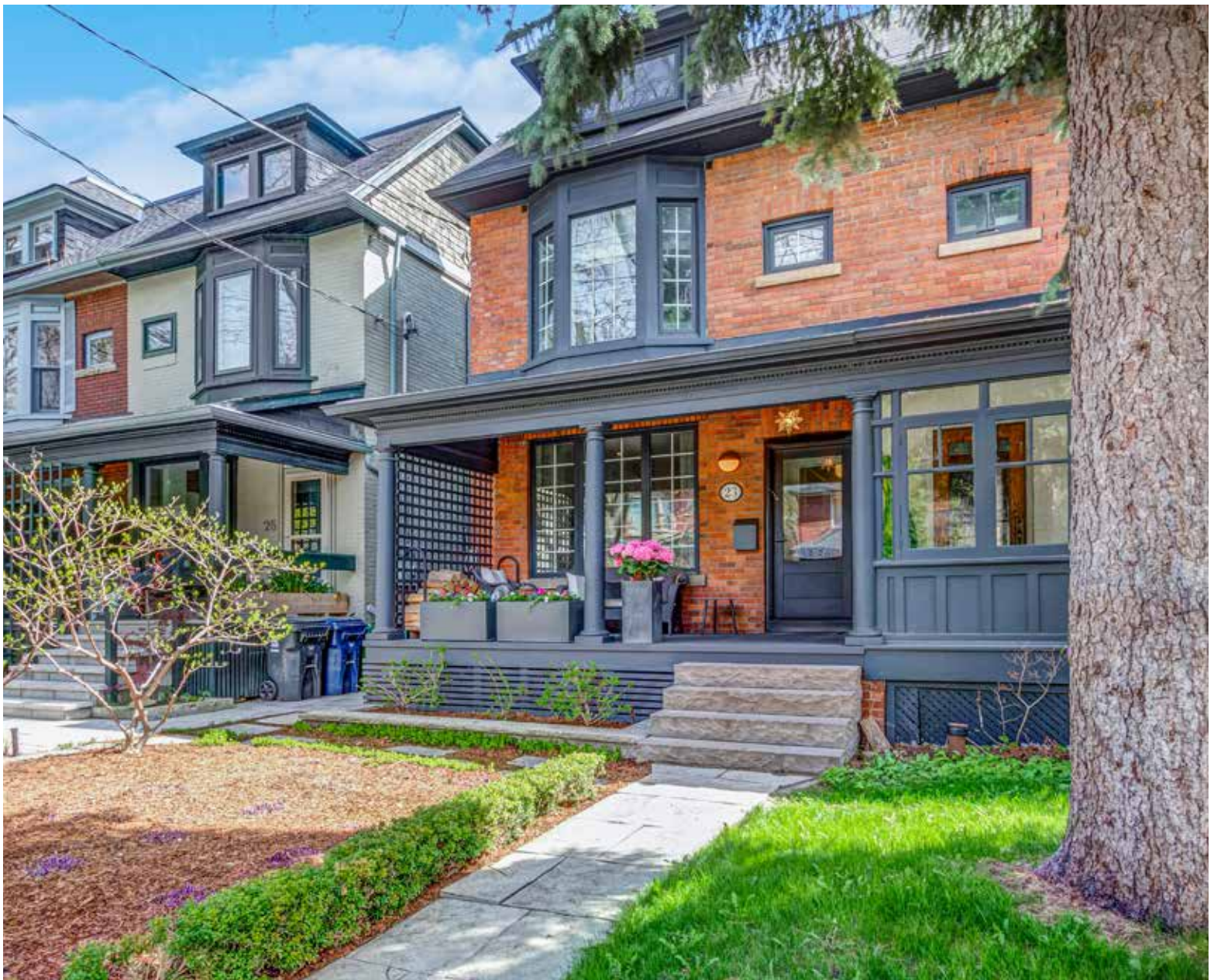


THE MILLS TEAM

is proud to present

23 RATHNELLY AVENUE



23Rathnelly.com



A RARE RATHNELLY OFFERING!

Prepare to fall in love with this gorgeous family home, situated on one of Toronto's most desirable streets in the sought-after Republic of Rathnelly community. Extensively renovated 3-storey semi with modern finishes while retaining the charm of this circa 1912 home. From the enchanting front porch to the combination of family & entertaining space inside, this is the home you have been waiting for! Light & airy open concept main floor with fireplace, reno'd kitchen with custom island, & 2 piece powder room. Huge family room on the 2nd floor with fireplace and custom built-ins. The 3rd floor primary suite provides a romantic

& quiet retreat with skylight, custom closets, spa-like ensuite, & large sundeck. Professionally finished lower level with walk-up, could be a potential Nanny/Teenager suite. Ideal 2nd floor laundry & storage galore. Spectacular backyard oasis designed by Joel Loblaw, provides a special place for al fresco dining! Laneway parking for 1 car with custom carport & storage shed - potential laneway house in the future. Walking distance to excellent public (Brown PS) & private schools, the subway/transit, Yorkville shops, restaurants and amenities!

RENOVATIONS & IMPROVEMENTS SINCE 2004

MAIN FLOOR

- Complete renovation by EW Dorey Restoration & Design
- All new 8" wide plank cherrywood flooring (refinished in 2023)
- Powder room renovated
- Custom kitchen with granite counters & counter height island/table with granite top
- Stainless steel appliances including Wolf 6 burner gas stove top & electric oven
- Pot lights throughout
- Direct access via French doors to private, backyard oasis

2ND FLOOR

- Custom built-in's & bookcases in family room
- Complete main bathroom renovation
- Front load laundry closet
- Closet organizers in both bedrooms
- New broadloom on stairs, hallway, & 2 bedrooms

3RD FLOOR

- Complete renovation & expansion by EW Dorey Restoration & Design
- Hardwood flooring
- Custom closet with organizers
- Enlarged 4-piece spa like ensuite with curbless shower and heated flooring
- Walk-out French door to 120 sq ft private, east facing terrace
- Skylight

LOWER LEVEL

- Renovated current recreation room with pot lights
- Added storage rooms
- Walk-up to backyard
- New broadloom

EXTERIOR

- New front door (2023)
- Roof re-shingled (2010)

LANDSCAPING

- Backyard - Custom landscaping designed and installed by Joel Loblaw (2015)
- New deck
- New fence
- Bluestone patio
- Trellis
- Planted gardens with inground sprinklers
- Garden shed
- Shed in carport with electricity
- Front porch with custom planters
- Retaining wall
- Planted garden with inground sprinklers
- New stone walkway and stairs (2023)

OTHER

- 200 amp wiring with circuit breakers
- Backwater valve
- Majority of windows & doors replaced
- Professionally painted interior



ADDITIONAL INFO

- Property Taxes:** \$9,813.92 (2022 Annual)
- Lot Size:** 20 feet by 110 feet
- Parking:** Laneway carport for one car. Street parking permits available as per the City of Toronto 5/4/2023
- Possession:** 60 days/to be arranged
- Heating:** Forced air gas furnace and central air conditioner
- Utility Costs:** Electricity: Approx. \$126/month (2022-2023)
Gas: Approx. \$177/month (2022-2023)
- Inclusions:** Frigidaire refrigerator, Wolf gas stovetop and electric oven, hood exhaust, KitchenAid built-in dishwasher, Bosch washer and dryer, basement fridge, basement wine fridge, all window coverings and blinds, all electric light fixtures (excluding fixtures in second floor bedrooms), all built-in and attached shelving, central vacuum and related accessories, attached speakers, attached television wall mounts and television on second floor (excluding television in basement), back bedroom mirror on wall, inground sprinkler system, all parts of gas furnace and central air conditioner, garden shed, shed in carport attached gas BBQ
- Exclusions:** Light fixtures in second floor bedrooms, television in basement
- Rental:** Hot water tank (approx. \$23.33+HST/month)

A Home Inspection Report dated April 26 2023 are available for your convenience and information purposes only. Any reliance on these reports and their contents is at the Buyer's own discretion.

Potential Laneway Housing - Report available

E & OE





COMMUNITY SCHOOLS

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

JK-6	Brown Public School	416-393-1560
	454 Avenue Road	
7-8	Deer Park Jr. & Sr. Public School	416-393-1550
	23 Ferndale Avenue	
9-12	Oakwood Collegiate Institute	416-393-1780
	991 St. Clair Avenue West	
9-12	Northern Secondary School	416-393-0270
	851 Mt. Pleasant Road	

French Immersion Programs

JK-6	Brown Public School	416-393-1560
	454 Avenue Road	
7-8	Glenview Senior Public School	416-393-9390
	401 Rosewell Avenue	
9-12	Lawrence Park Collegiate Institute	416-393-9500
	125 Chatsworth Drive	

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

JK-8	Holy Rosary Catholic School	416-393-5225
	308 Tweedsmuir 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-6	The Mabin School (Co-ed)	416-964-9594
	50 Poplar Plains Road	
JK-8	Howlett Academy (Co-ed)	416-921-7225
	15 Madison Avenue	
JK-12	The York School (Co-ed)	416-926-1325
	1320 Yonge Street	
JK-12	Bishop Strachan School (Girls)	416-483-4325
	298 Lonsdale Road	
JK-12	Havergal College (Girls)	416-483-3519
	1451 Avenue Road	
JK-12	Branksome Hall (Girls)	416-920-9741
	10 Elm Avenue	
5-12	De La Salle College "Oaklands" (Co-ed)	416-969-8771
	131 Farnham Avenue	
7-12	St. Michael's College School (Boys)	416-653-3180
	1515 Bathurst Street	



23 RATHNELLY AVENUE



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

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 Sweeny* | * SALES REPRESENTATIVE ** BROKER

23Rathnelly.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