

THE MILLS TEAM

is proud to present

86 BEDFORD PARK
AVENUE



86BedfordPark.com



WELCOME HOME

- An adorable entry into this incredible Yonge & Lawrence neighbourhood
- If you are looking for a lovely place to call home, with the opportunity to add value with further updates... this one is for you!
- The essentials are here:
 - Enjoy the welcoming front veranda
 - Cozy-up in the living room
 - Dine with family and friends
 - Love the convenience of a main floor family room with a walk-out to your own backyard
- The rear laneway gives access to parking in the garage
- The property qualifies for a Laneway House to be built in the rear portion of the lot
 - Great for future income potential, in-laws, or grown kids
- All of this on a highly sought-after street just steps to:
 - A full array of Yonge Street boutique shops, restaurants and conveniences
 - 4-minute walk to the Lawrence Subway Station North Entrance
 - 2-minute walk to Woburn Avenue Park/Playground
- Stroll to top-ranked schools:
 - Blessed Sacrament Catholic School
 - John Wanless Jr. P.S. / Glenview Snr. P.S. / Lawrence Park C.I.
- Take this opportunity to get into the market, in a wonderful home, in this fabulous community - with the ability to still add value!



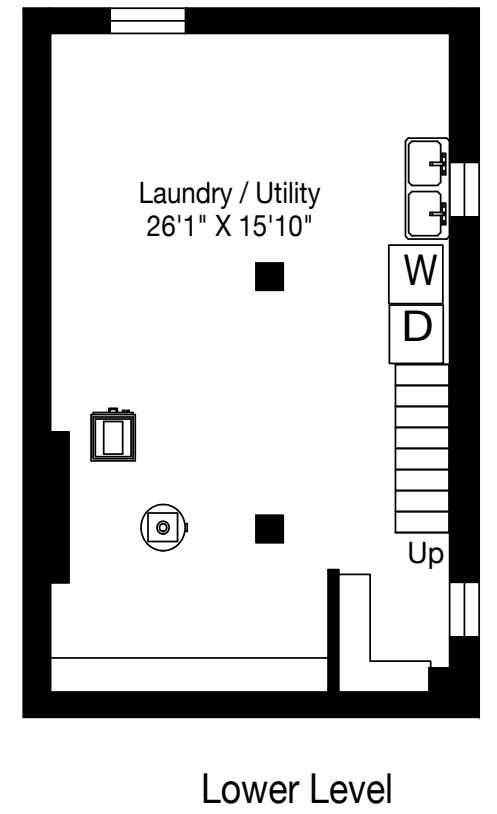
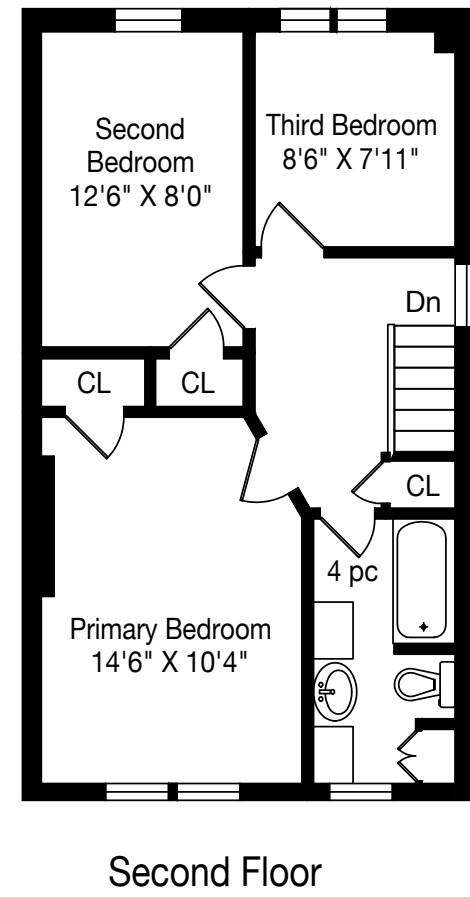
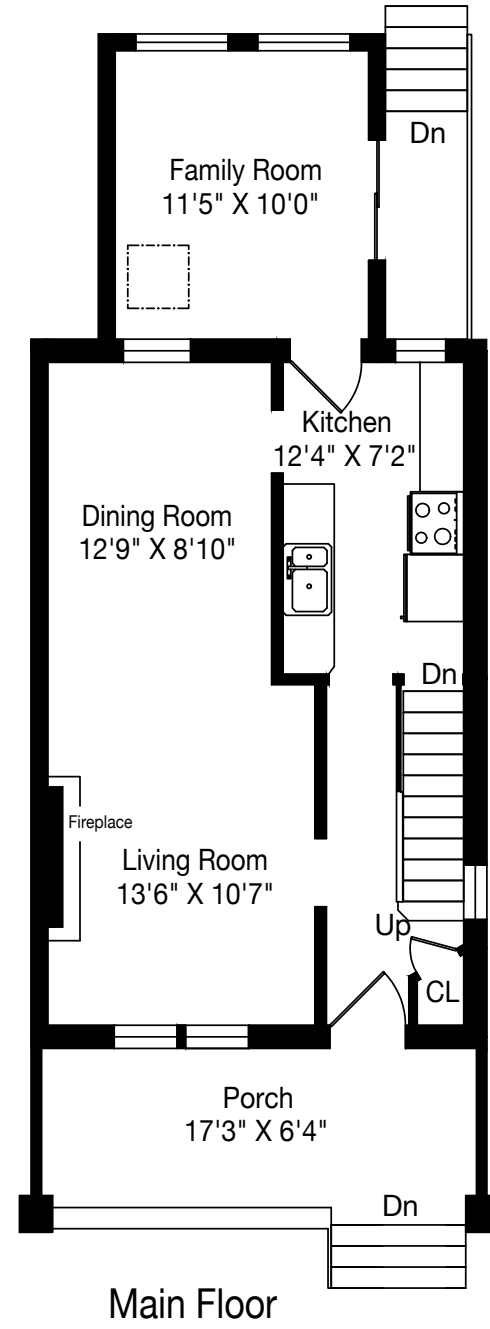
ADDITIONAL INFO

- Property Taxes:** \$5,801.14 (Annual in 2022)
- Lot Size:** 19.75 feet x 125 feet
- Possession:** 60 Days/TBA
- Heating:** Forced air gas furnace
- Inclusions:** Maytag refrigerator/freezer, Inglis stove, Broan exhaust hood, Maytag washer, Maytag dryer, all electric light fixtures, all window coverings, all built-in and attached shelving, all parts of gas furnace, hot water tank and garden shed. All garden tools and lawnmowers (as-is condition) in shed and garage and city of Toronto garbage and recycling containers

A Home Inspection Report dated April 30th, 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 John Wanless Jr. Public School 416-393-9350
245 Fairlawn 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
- 9-12 Northern Secondary School 416-393-0270
851 Mount Pleasant Rd.

French Immersion Programs

- JK-6 John Fisher Jr. Public School 416-393-9325
40 Erskine 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

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

- JK-8 Blessed Sacrament C. S. 416-393-5226
24 Bedford Park Ave
- 9-12 Marshall McLuhan C. S. S. 416-393-5561
1107 Avenue Road

Toronto Private Schools

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

- PreK-12 St. Clement's School 416-483-4835
21 St. Clements Ave
- PreK-12 Toronto French School 416-484-6533
306 Lawrence Ave. E.
- 3-12 Crescent School (Boys) 416-449-2556
2365 Bayview Avenue
- JK-12 Havergal College (Girls) 416-483-3843
1451 Avenue Road
- SK-12 Upper Canada College 416-488-1125
200 Lonsdale Road





THE MILLS TEAM



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