

THE MILLS TEAM
is proud to present

47 DELEMERE AVENUE



47Delemere.com



WELCOME HOME

Say hello to the Patron Saint of Starter Homes, tucked on charming Delemere, a leisurely street abutting Lambton Golf and Country Club - oh you fancy! A completely updated brick bungalow with all the charm intact. This little baby is totally turn key and ready for anything. Buy with friends? Multi-gen living? Basement income? Use as single family? Add a second storey? Dream it and do it all here. A separate entrance and second kitchen mean the possibilities are endless. Rare, wide 37.5' lot with private driveway, detached garage and loads of parking. \$50,000 spent in upgrades in last two years including honey hardwoods, refinished staircase and the stunning main floor kitchen - Chef's kiss mi amor! Huge lower level with high ceilings, wood-burning pizza oven (fun party trick!) another stellar kitchen, 4-piece washroom and space to easily create a separate bedroom. Garden, host or chill in the private backyard with new patio decking and all the south sunlight.

This is like living in an apartment therapy ad!

Fabulous location surrounded by green space - James gardens, trails along the Humber River, Pan Am bike path, Smythe Park with outdoor pool and baseball and a dog park just east of Jane. TTC only steps away with direct bus to subway. A stones throw to all the goods in the Junction, Stockyards and Bloor West Village.

APPROXIMATELY \$50,000 SPENT ON RENOVATIONS AND IMPROVEMENTS:

- Washroom updates (2023)
- Professionally re-finished staircase and railing (2023)
- Professional interior painting (2021, 2023)
- Patio deck tiles installation in backyard (2022)
- Main floor kitchen renovation (2022)
- Manufactured hardwood flooring installed on main level (2022)
- Fencing installed in backyard (2022)
- Backflow prevention valve installation (2021)
- Expanded closet space in primary bedroom (2021)

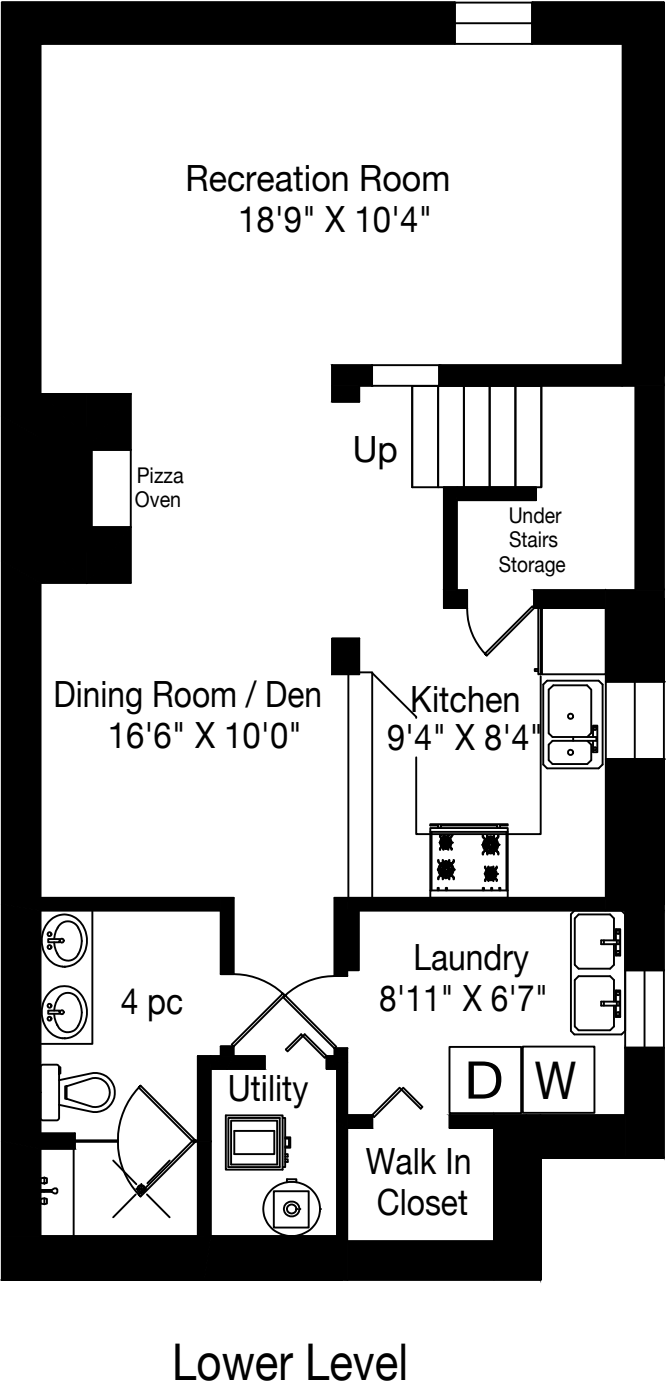
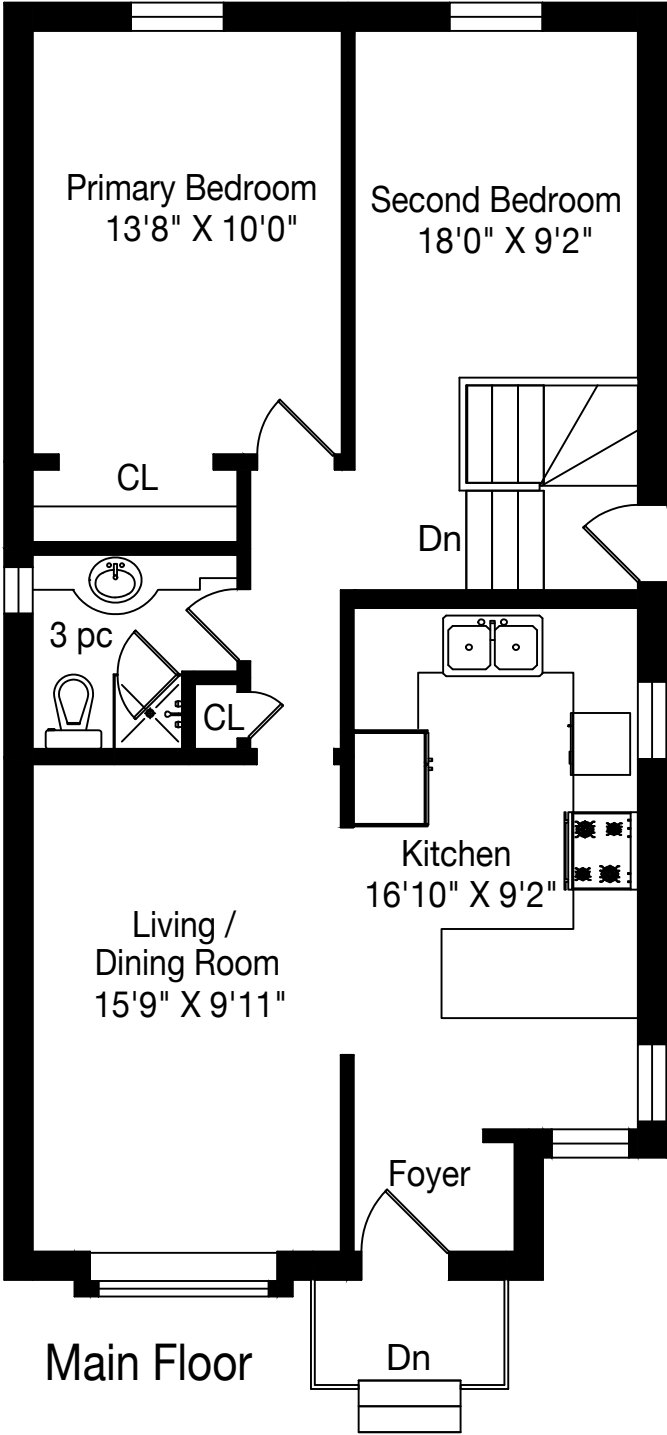


ADDITIONAL INFO

Taxes:	\$3,380.84 (Annual in 2023)
Lot Size:	37.55 ft x 115.16 ft per GeoWarehouse (no survey)
Possession:	60 days or to be arranged
Parking:	Detached single-car garage plus parking for 3 cars in the private driveway
Utility Costs:	Electricity: Approx \$104.07/month (2022/23) Gas: Approx \$111.18/month (2022/23) Water/Waste: \$69.07/month (2022/23)
Heating:	Forced air gas furnace and central air conditioning
Inclusions:	Refrigerator (Fridigaire), Gas Stove (GE), Dishwasher (Fridigaire), Hood Exhaust (Ancona), Attached Television and Wall Mount (bedroom), Basement; Wood Burning Pizza Oven, Refrigerator (Danby), Gas Stove (Amana) & Hood Exhaust (NuTone), Washer (Whirlpool), Dryer (Inglis), All Parts of Furnace and Central Air Conditioner, All Parts of Central Vacuum & Equipment, Hot Water Tank, All built-in and attached Shelving, Patio Decking (backyard), All Electric Light Fixtures and All Window Coverings
Exclusions:	None
Rental Equipment:	None

A Home Inspection Report dated May 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







SCHOOLS

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



Lambton Park Community School
Designated Catchment School
Grades PK to 6
50 Bernice Crescent

Rockcliffe Middle School
Designated Catchment School
Grades 6 to 8
400 Rockcliffe Blvd

Runnymede Collegiate Institute
Designated Catchment School
Grades 9 to 12
569 Jane St

ÉE 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

Other Local Schools
Western Technical-Commercial School
Grades 9 to 12
125 Evelyn Crescent
Karen Kain School of the Arts
Grades 6 to 8
60 Berl Ave

PARKS & REC.

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



Marie Baldwin Park
746 Jane St
1 min

Smythe Park
175 Scarlett Rd
4 mins

1 min

Woolner Park
735 Jane St
7 mins

7 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
1 Pool
4 Basketball Courts
3 Ball Diamonds
2 Splash Pads
1 Community Garden
3 Trails

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 31 minute walk away.

Nearest Rail Transit Stop
Old Mill Station

Nearest Street Level Transit Stop
Foxwell St At Bruton Rd

1 min

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 5.23km.

St Joseph's Health Centre
30 The Queensway

Fire Station
590 Jane St

Police Station
200 Trethewey Dr



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THE MILLS TEAM

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