

THE MILLS TEAM

is proud to present

18 ANDERSON AVENUE



18Anderson.com



WELCOME HOME

- A fabulous entry into Chaplin Estates!
- This much-loved and well-maintained home ticks so many boxes!
- Lovely curb appeal including a welcoming front verandah
- Traditional elegance found in the rich wood wainscoting & stained glass windows
- Convenient main floor 2pc powder room
- Main floor addition (\$150,000 in 2004) provides:
 - o A lovely family-sized retro kitchen
 - o Flexible space for a den/office or an eat-in area
 - o Convenient rear entry with cupboard space
- Originally 4 bedrooms, converted to 3 spacious bedrooms and an enlarged 4pc bathroom
 - o Opportunity to easily create an adjacent bathroom within the primary bedroom
- Separate entrance to the lower level featuring:
 - o A recreation room for family fun
 - o A 4th bedroom with an ensuite 3pc bathroom - great for guests or live-in Nanny
 - o Loads of storage
- Enjoy the private backyard and usable mutual driveway leading to the detached garage with storage space
- Fall in love with this quiet, family-oriented community in the heart of mid-town
- Close to everything! 95 Walk Score / 95 Transit Score / 87 Bike Score
 - o 5-minute walk to the Yonge subway and upcoming Crosstown LRT station
 - o Take advantage of Yonge Eglinton Centre's myriad of shops, restaurants and conveniences including: Cineplex VIP, LCBO, Indigo, Goodlife Fitness and more!
 - o Stroll to a fabulous array of boutique shops and dining options along Yonge Street and Eglinton Avenue West
- Highly sought-after public and private school options
- Perfect for the active family - take advantage of:
 - o Eglinton Park
 - 5 sports fields, tennis, baseball diamonds, playground, fabulous wading pool, artificial ice rinks and home to community soccer and baseball organizations
 - o North Toronto Community Centre
 - Indoor and outdoor pools, water slides, fitness centre, walking track, programs for all ages from infants to seniors - arts, camps, sports & fitness classes/activities
 - o North Toronto Arena
 - Fabulous for the hockey and skating enthusiasts!



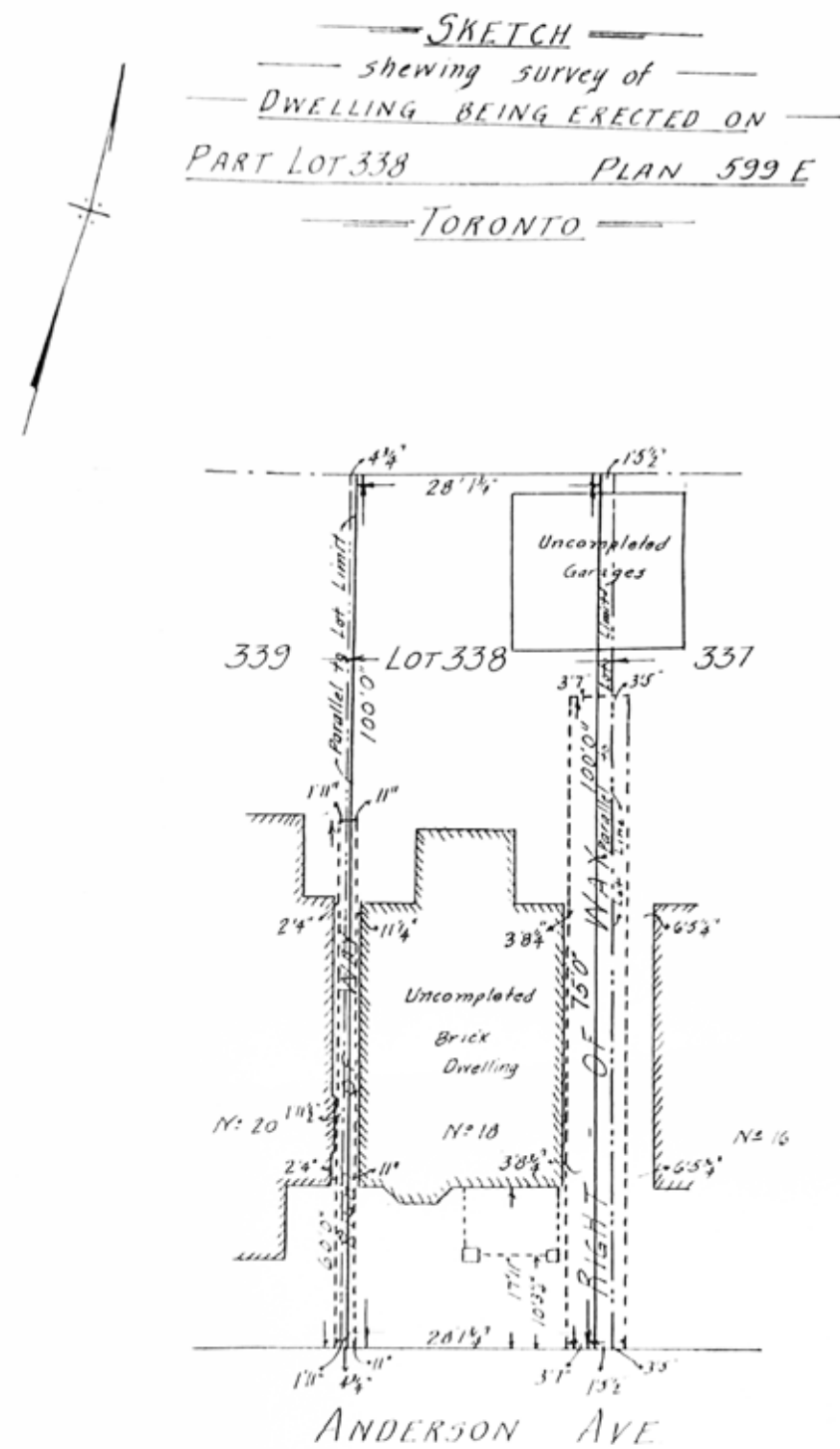


ADDITIONAL INFO

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Taxes: | \$9,201.24 (Annual in 2023) |
| Lot Size: | 28.17 feet x 100 feet |
| Possession: | 60-90 Days/TBA |
| Heating: | High efficiency hot water gas boiler (2022) and two ductless air conditioners |
| Utility Costs: | Electricity: Approx. \$102/month (2022) Gas: Approx. \$171/month (2022) Water: Approx. \$90/month (2022) |
| Inclusions: | GE refrigerator/freezer, Northstar stove, Kobe exhaust hood, Bosch dishwasher, Samsung washer, Inglis dryer, all electric light fixtures (except excluding below), all window coverings, all built-in and attached shelving, all parts of gas boiler and two ductless air conditioners, inground sprinkler system and city of Toronto garbage and recycling containers |
| Exclusions: | Dining room light fixture |
| Rental Equipment: | Hot water tank (\$38.18/month) |

A Home Inspection Report dated May 17th, 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.

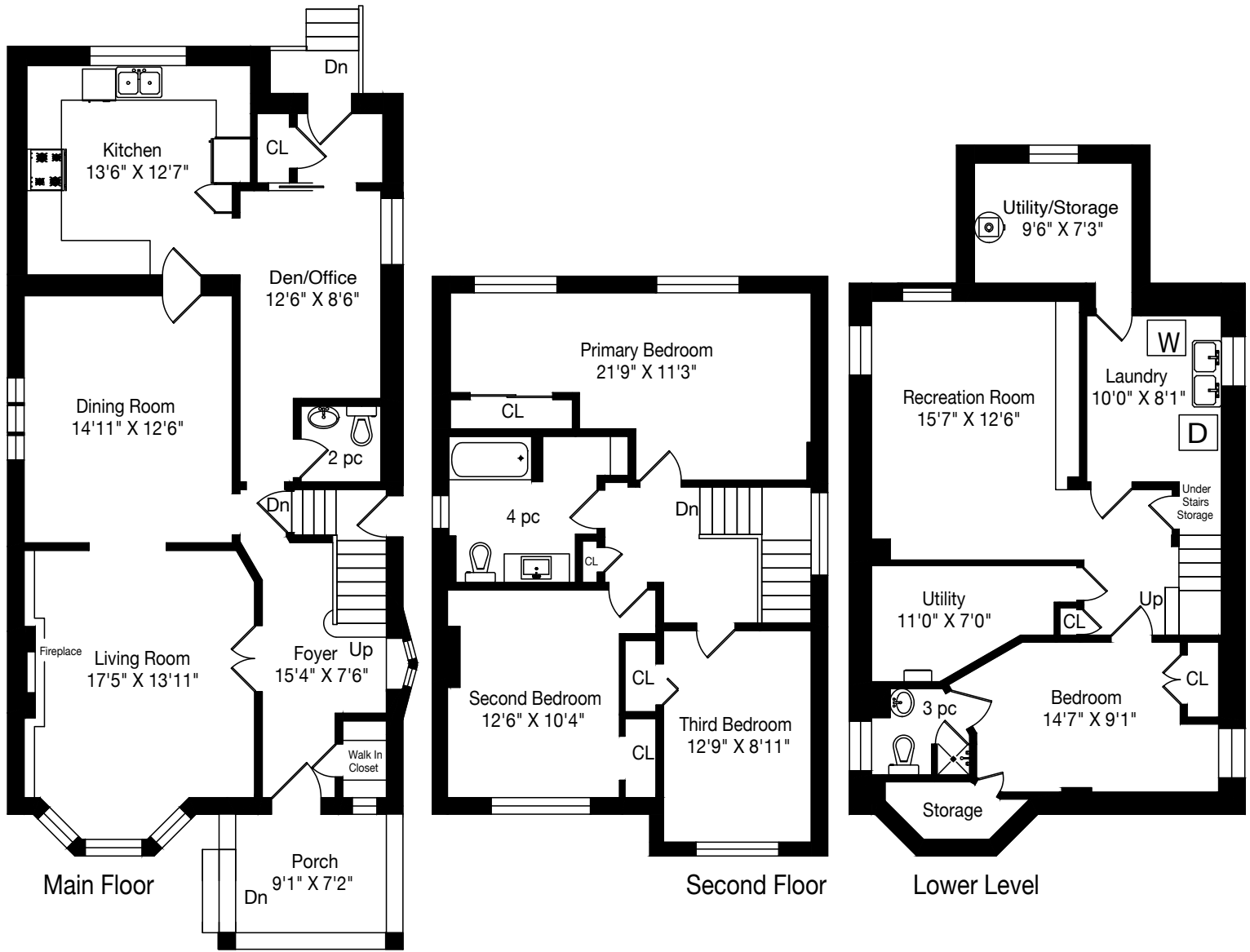
E & OE



Baird & Muckleston
Land Surveyors
1194 Danforth Ave. Grr 7118
TORONTO ONT

17th JULY 1925
Baird & Muckleston
O.L. Surveyors
BM15401





COMMUNITY SCHOOLS

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

| | | |
|------|----------------------------------------------------------|--------------|
| JK-5 | Oriole Park Junior Public School 80 Braemar Ave | 416-393-9215 |
| 6-8 | Hodgson Middle School 282 Davisville Avenue | 416-393-0390 |
| 9-12 | North Toronto Collegiate Institute 17 Broadway Avenue | 416-393-9180 |
| 9-12 | Northern Secondary School 851 Mt. Pleasant Road | 416-393-0270 |

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|---------------------------|------------------------------------------------------------|--------------|
| French Immersion Programs | | |
| JK-6 | Davisville Junior Public School 529 Vaughan Road | 416-393-0570 |
| 7-8 | Glenview Senior Public School 401 Rosewell Avenue | 416-393-9390 |
| 9-12 | Lawrence Park Collegiate Institute 125 Chatsworth Drive | 416-393-9500 |

| | | |
|-----------------------------------------------------|---------------------------------------------------------|--------------|
| Toronto Catholic District School Board 416-222-8282 | | |
| www.tcdsb.on.ca | | |
| JK-8 | St. Monica Catholic School 14 Broadway Avenue | 416-393-5224 |
| 9-12 | Marshall McLuhan Catholic Secondary 1107 Avenue Road | 416-393-5561 |

| | | |
|-----------------------------------------------|---------------------------------------------------|--------------|
| Toronto Private Schools | | |
| www.edu.gov.on.ca/eng/general/elemsec/privsch | | |
| JK-12 | Havergal College (Girls) 1451 Avenue Road | 416-483-3519 |
| 1-12 | Upper Canada College (Boys) 200 Lonsdale Road | 416-488-1125 |
| PreK-12 | St. Clement's School 21 St. Clements Avenue | 416-483-4835 |
| JK-12 | Bishop Strachan School 298 Lonsdale Road | 416-483-4325 |
| 3-12 | Crescent School (Boys) 2365 Bayview Avenue | 416-449-2556 |
| 7-12 | Greenwood College School 443 Mt. Pleasant Road | 416-482-9811 |



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

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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