

THE MILLS TEAM

is proud to present

37 COMRIE
TERRACE



37ComrieTerrace.com



WELCOME HOME

They don't make 'em like they used to! Bigger than most detached houses with nearly 3,000 square feet on five finished levels, 37 Comrie has space for the entire family and then some. Ideal for multi-generational living, rental income and growing families in this brilliant layout with the perfect combination of connected space and separation. Eat-in kitchen overlooks family room with wood-burning fireplace and walk-out to wonderful backyard. Four huge bedrooms and 4 washrooms (2-pieces have the ability to be enlarged). Endless options in the lower two levels with separate entrance, high ceilings, washroom and easy kitchen potential. Lovingly and meticulously maintained by the original owner, with all windows/doors replaced, hardwood flooring on upper levels, and solid mechanics - you can move right-in. Exceptional storage throughout plus built-in extra-deep garage. Enjoy the quiet court location - safe for kids to play road hockey, read a book on the covered front balcony, or birdwatch in the backyard - surrounded by trees on both sides.

Incredible Scarborough location: walk to the GO Train, moments to shopping on Kingston Road, sought-after Anson Park Public School and R.H. King Academy & St Theresa and Cardinal Newman Catholic Schools. Stroll to Bluffs Park, Beach and Yacht Club.



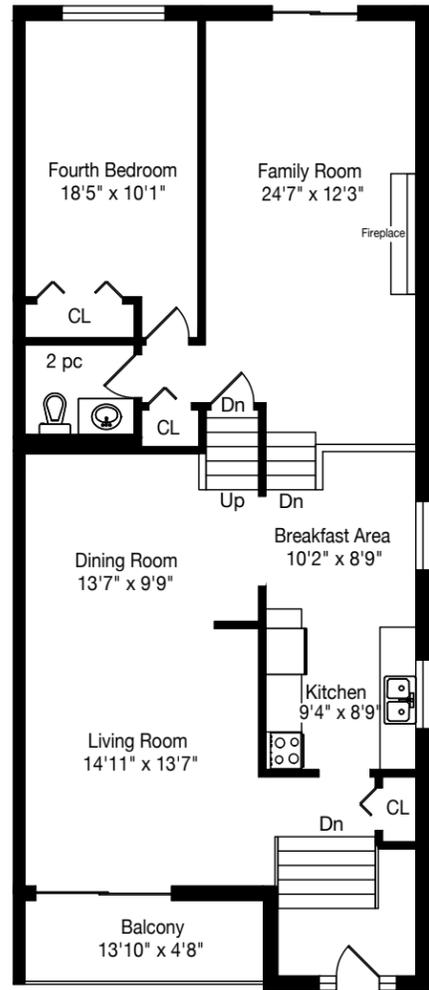
ADDITIONAL INFO

- Property Taxes:** \$3,524.59 (Annual in 2023)
- Lot Size:** 30.04 feet frontage X 110.15 ft depth as per geowarehouse
- Square Footage:** 2,342 sq ft above grade plus 632 sq ft in lowest level = 2,974 sq ft total finished space
- Possession:** 30-60 days or to be arranged
- Parking:** 1 car garage parking space plus 1 private driveway parking space
- Heating:** Forced air gas furnace and central air conditioning
- Inclusions:** Stove (Kenmore), Refrigerator (Kenmore), Washer (GE), Dryer (Moffat), All Parts of Furnace and Central Air Conditioner, Hot Water Tank, All built-in and attached Shelving, All Electric Light Fixtures, All Window blinds, Electric garage door opener and one remote
- Exclusions:** None
- Rental Equipment:** None

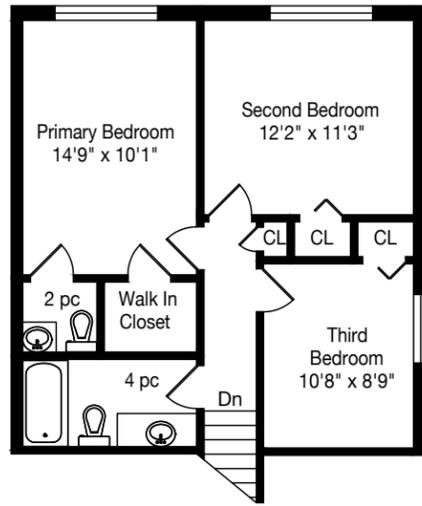
A Home Inspection Report dated March 28th 2024 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

E & OE

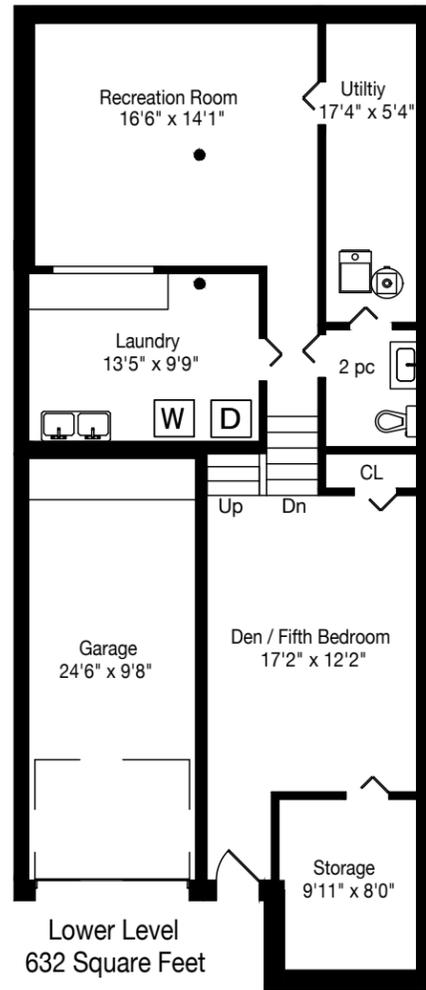




Main Floor
1308 Square Feet



Second Floor
630 Square Feet



Lower Level
632 Square Feet

Ground Level
404 Square Feet
+ 270 Garage





SCHOOLS

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



Anson Park Public School
Designated Catchment School
Grades PK to 8
30 Macduff Crescent

R. H. King Academy
Designated Catchment School
Grades 9 to 12
3800 St Clair Ave E

David and Mary Thomson Collegiate Institute
Designated Catchment School
Grades 9 to 12
125 Brockley Drive

ÉS Étienne-Brûlé
Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Laure-Rièse
Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

Other Local Schools
Broadlands Public School
Grades K to 5
106 Broadlands Blvd

Ben Heppner Vocal Music Academy
Grades 4 to 8
80 Slan 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.



Jeanette Park
65 Jeanette St
1 min

1 min

Anson Park
50 MacDuff Cres
6 mins

6 mins

McCowan District Park
150 McCowan
5 mins

5 mins

FACILITIES WITHIN A 20 MINUTE WALK
4 Playgrounds 2 Ball Diamonds
1 Rink 4 Sports Fields
2 Basketball Courts 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 15 minute walk away.

Nearest Rail Transit Stop
Scarborough GO 15 mins

Nearest Street Level Transit Stop
Brimley Rd At Comrie Ter (South) 2 mins

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 3.55km.

Scarborough Health Network - General Campus
3050 Lawrence Ave E

Fire Station
116 Dorset Rd

Police Station
2222 Eglinton Ave E



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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IND. OWNED & OPERATED BROKERAGE