

THE MILLS TEAM

is proud to present

118 FINCH AVENUE W
TOWNHOUSE 1



118Finch.com



WELCOME HOME

- This stunning corner unit offers an abundance of natural light throughout, creating a warm and inviting space
- Features two spacious bedrooms, and 2.5 bathrooms, including a convenient main floor powder room, this home is perfect for comfortable living and entertaining
- The modern kitchen features sleek countertops, stainless steel appliances, and a kitchen pantry to make cooking a breeze
- The eat-in dining area flows seamlessly into the living room, which boasts beautiful hardwood floors and a cozy ambiance
- The primary bedroom is a true retreat with a large walk-in closet, a full secondary closet, and an ensuite bathroom
- The second bedroom also features an ensuite bathroom and is perfect for guests, an office, or children
- This townhome is located in a wonderful family-friendly community
- Conveniently located less than a 15 min walk to Finch TTC, the GO station, Yonge St shops and restaurants

IMPROVEMENTS & RENOVATIONS:

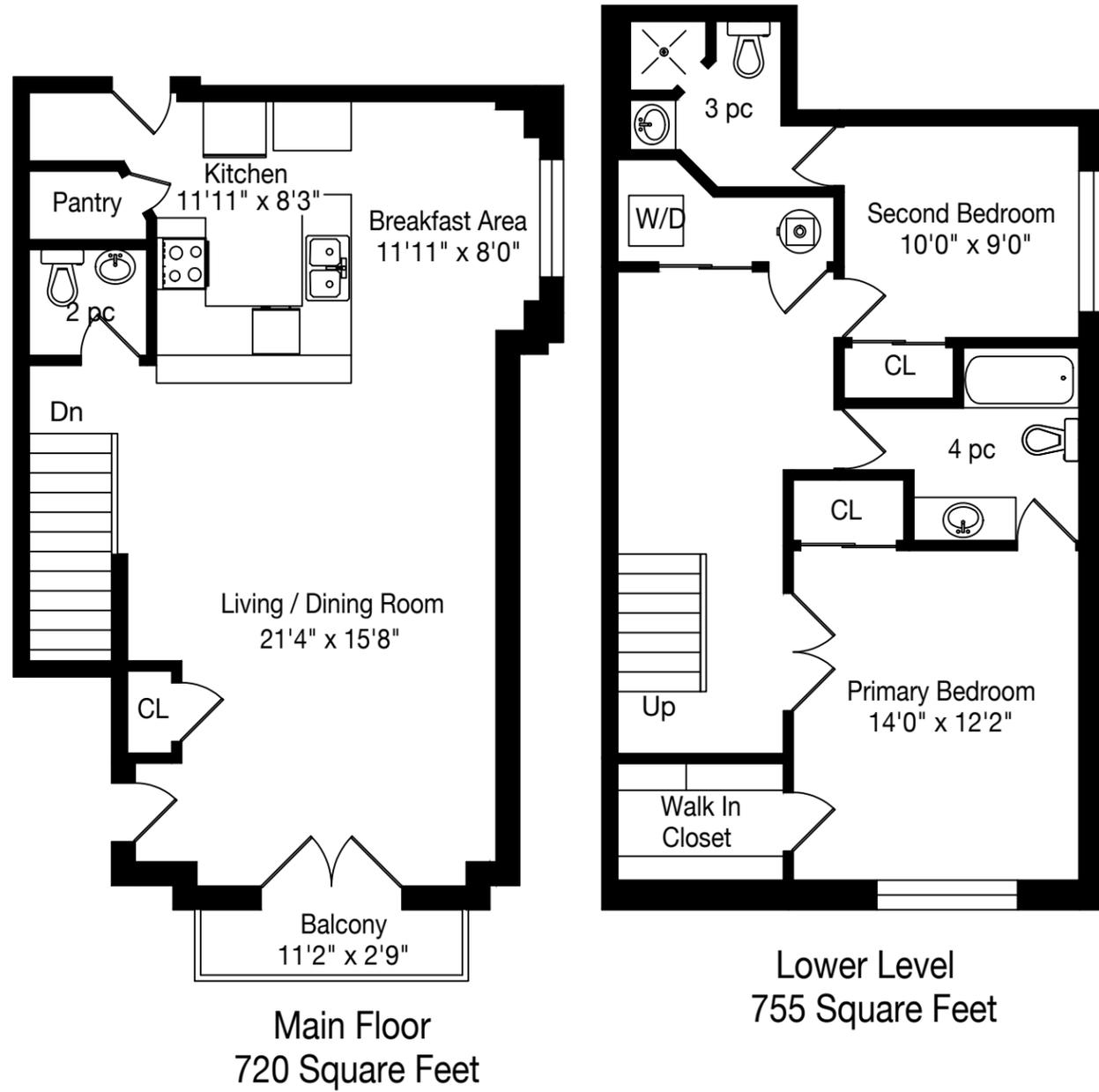
- Rainfall shower and toilet bidets (2023)
- New furnace fan motor (2023)
- New light fixtures (2023)
- Shelving e.g., walk-in closet, pantry, wooden cabinet below stairs (2022)
- New dishwasher gas range (2020)
- Wiring update to support Nest thermostat (2020)
- Front door security latch guard (2020)
- Nest thermostat, Amazon Ring camera for front door (2019)



ADDITIONAL INFO

- Property Taxes:** \$3,619.37 (Annual in 2024)
- Possession:** 30-60 Days/TBD
- Maintenance Fee:** \$759.33 (Monthly 2024)
- Parking:** Two owned parking spaces - Level A, Units 13 & 16
- Includes:** Water, common elements, building insurance & parking
- Heating:** Gas/Forced Air
- Utility Costs:** Hydro: Approx. \$100.00 (2023-2024)
Gas: Approx. \$70.00 (2023-2024)
- Square Footage:** Approximately 1,475 sq ft (per floor plan)
- Pet Restrictions:** Household pets welcome
- Exposure:** South
- Property Mngmnt:** Maple Ridge Community Management
- Property Manager:** Ermal Lengu
905-507-6726 (Ext 338)
- Inclusions:** Refrigerator (Frigidaire), Stove (Frigidaire, Electric Slide-in Range), Dishwasher (Bosch), Stacked Washer and Dryer (Whirlpool), All Built-in and Attached Shelving, All Window Coverings, All Blinds, California Shutters (Living Room & Breakfast Room), Google Nest thermostat, All Toilet Bidets (Brondell), All Electric Light Fixtures, Front Door Security Latch Guard, and Amazon Ring Front Door View Camera With Doorbell







SCHOOLS

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



R. J. Lang Elementary and Middle School
Designated Catchment School
Grades PK to 8
227 Drewry Ave

Northview Heights Secondary School
Designated Catchment School
Grades 9 to 12
550 Finch Ave W

ÉÉ Paul-Demers
Designated Catchment School
Grades PK to 6
100 Ravel Rd

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

Other Local Schools
Claude Watson School for the Arts
Grades 4 to 8
130 Doris Ave
Lester B. Pearson Elementary School
Grades K to 8
7 Snowcrest 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.



Edithvale Community Centre
131 Finch Ave W

1 min

Hendon Park
40 Eldora Ave

6 mins

Edithvale Park
131 Finch Ave W

2 mins

FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
4 Tennis Courts
1 Basketball Court
4 Ball Diamonds
1 Sports Field
1 Track
1 Community Centre
1 Splash Pad
1 Trail
1 Arts/Performance Facility
2 Fitness/Weight Rooms
1 Gym

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 12 minute walk away.

Nearest Rail Transit Stop
Finch Station

12 mins

Nearest Street Level Transit Stop
Finch Ave West At Edithvale Dr

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 5.02km.

North York General Hospital
4001 Leslie St

Fire Station
12 Canterbury Pl

Police Station
30 Ellerslie Ave



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*,
Breanna Rothe, Priyanka Mehta, Christine Sweeny* | * SALES REPRESENTATIVE

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