

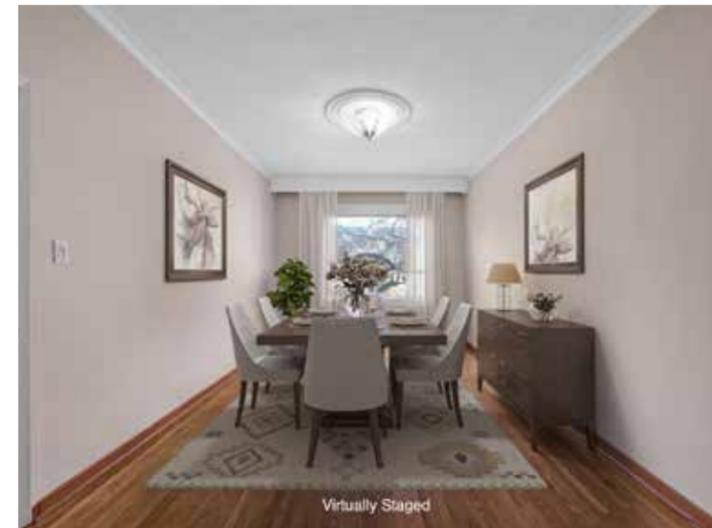
THE MILLS TEAM

is proud to present

172 SHERIDAN
AVENUE



172Sheridan.com



WELCOME HOME

- Location - Location - Location
- Incredible investment opportunity for possible duplex or triplex or restore to a single-family home (see Building Potential Report)
- Separate entrance to basement
- Nestled between College St and Dundas St W
- Discover all that the vibrant and trendy Community of Little Portugal has to offer
- Walk to shops and restaurants
- Steps to TTC
- Access the subway on Bloor St W
- Transportation hub located at Bloor St W & Dundas St W with subway, GO and UP lines
- Wide semi-detached home
- Convenient side walkway leading to the low maintenance backyard
- Attractive front garden
- A kitchen was formerly located on the main floor where there was also a walkout to the backyard. See virtual renovation photo for inspiration on adding a kitchen back into this space
- Kitchens are currently located in the basement and on the 2nd floor
- Enjoy McCormick Recreation Centre with skating arena and park with playground
- Walk to Dufferin Mall and Dufferin Grove Park
- An exciting location to call home!



Virtual Kitchen Renovation Inspiration

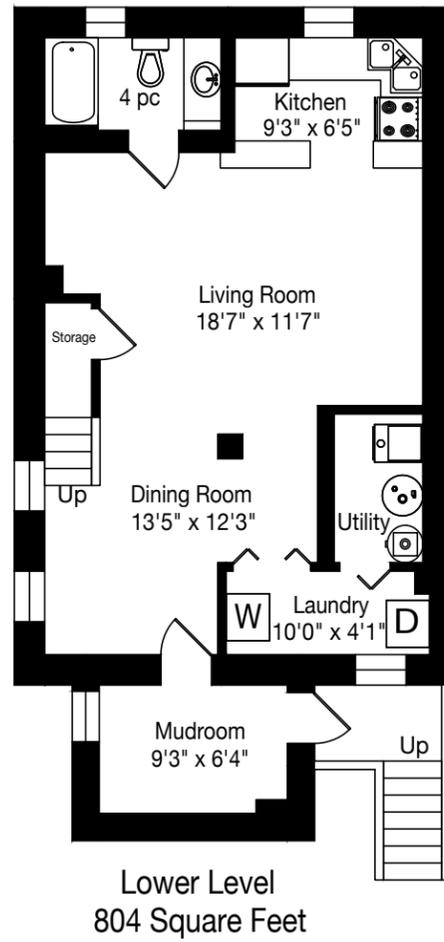
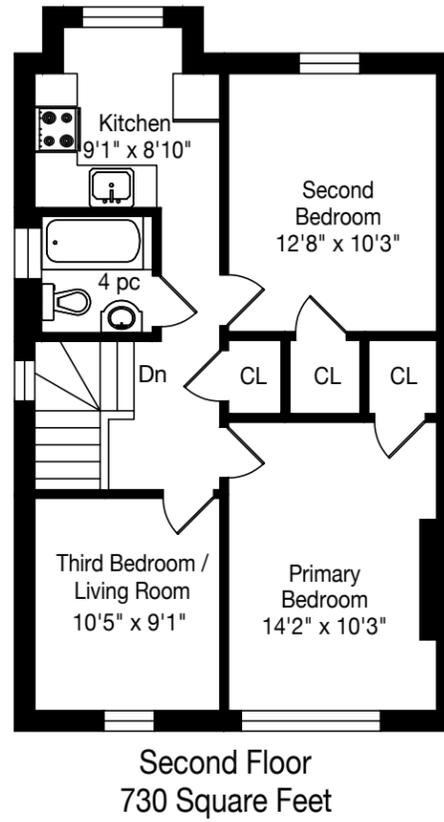
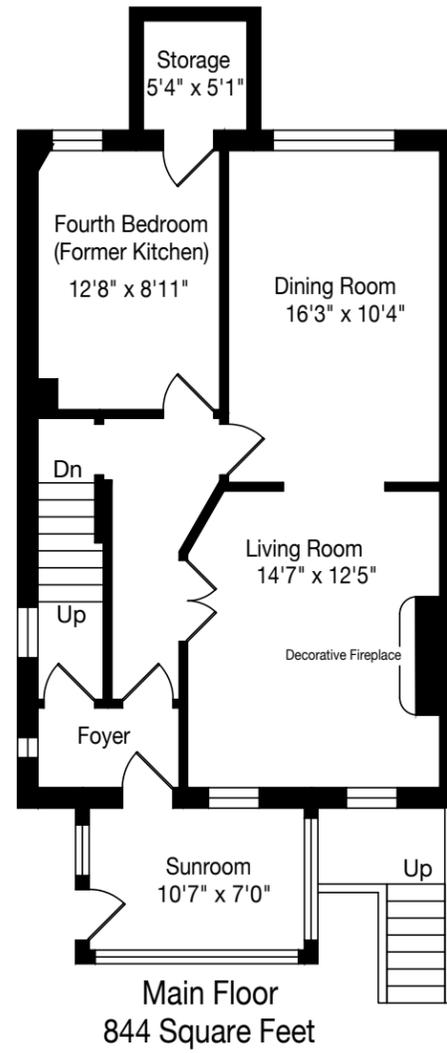


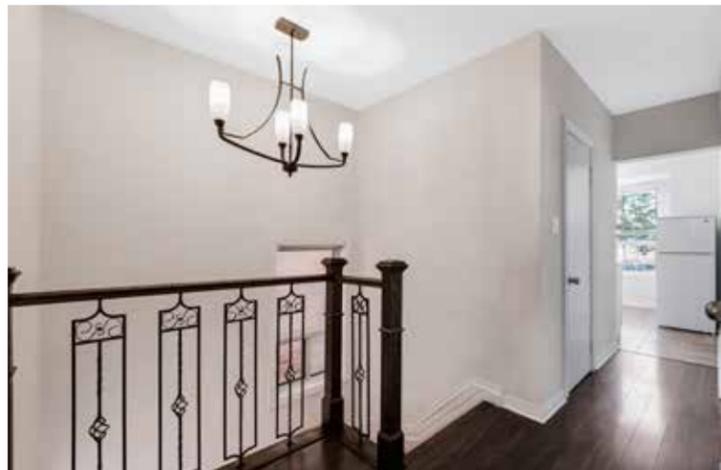
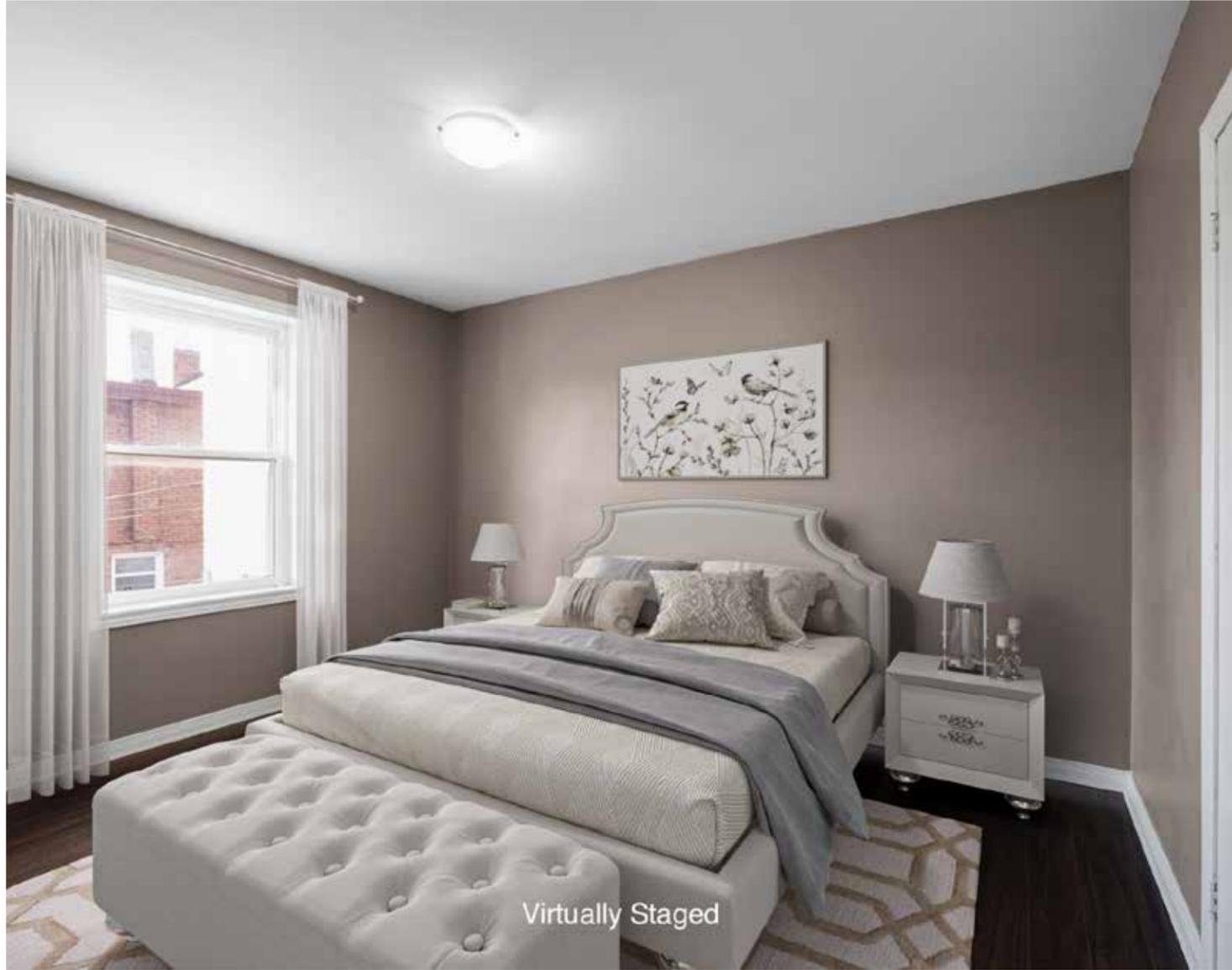
ADDITIONAL INFO

- Property Taxes:** \$5,886.83 (Annual in 2024)
- Lot Size:** 23 feet x 78 feet
- Possession:** 30 Days/TBA
- Heating/Cooling:** Forced air gas furnace with central air conditioning
- Inclusions:** Second floor kitchen appliances - Danby refrigerator/freezer, Danby stove and NuTone hood exhaust. Lower level kitchen appliances - Whirlpool refrigerator/freezer, GE oven, hood vent. Inglis washer, Inglis dryer, all electric light fixtures, all attached shelving and cabinetry, attached TV and wall mount in lower level, all existing window coverings, all parts of furnace and central air conditioner, decorative pieces in garden, garden shed and City of Toronto garbage and recycling containers. All chattels and fixtures in as-is condition
- Rental:** Hot water tank (if a rental)

A Home Inspection Report dated December 2, 2024, and Building Potential Report are available for your convenience and information purposes only. Any reliance on these Reports and their content is at the Buyer's own discretion.

E & OE





COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

- JK-6 Shirley Street Junior Public School 416-393-9270
38 Shirley Street
- JK-8 Alexander Muir/Gladstone Jr. & Sr. P.S. 416-393-9140
108 Gladstone Avenue
- 9-12 Bloor Collegiate Institute 416-393-1420
725 Bathurst Street
- 9-12 Central Technical School 416-393-0060
725 Bathurst Street

French Immersion Programs

- JK-6 Dewson Street Junior Public School 416-393-9120
65 Concord Avenue
- 7-8 King Edward Junior and Senior P.S. 416-393-1320
112 Lippincott Street
- 9-12 Harbord Collegiate Institute 416-393-1650
286 Harbord Street

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

- JK-8 St. Helen Catholic School 416-393-5208
1196 College Street
- 9-12 St. Mary's Catholic Secondary School 416-393-5528
66 Dufferin Park Avenue

Toronto Private Schools

[www.edu.gov.on.ca/eng/general/elemsec/privschr](http://www.edu.gov.on.ca/eng/general/elemsec/privschr.htm)

- 3-12 Royal St. George's College (Boys) 416-533-9481
120 Howland Avenue
- 7-12 University of Toronto School (Co-ed) 416-978-3212
371 Bloor Street West



172 SHERIDAN AVENUE



THE MILLS TEAM

AN EXCEPTIONAL REAL ESTATE EXPERIENCE

A group photo of nine women standing in a row, dressed in professional attire. Above them is a logo consisting of a red house icon and the text 'THE MILLS TEAM' in a bold, serif font.

TheMillsTeam.ca

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