

THE MILLS TEAM

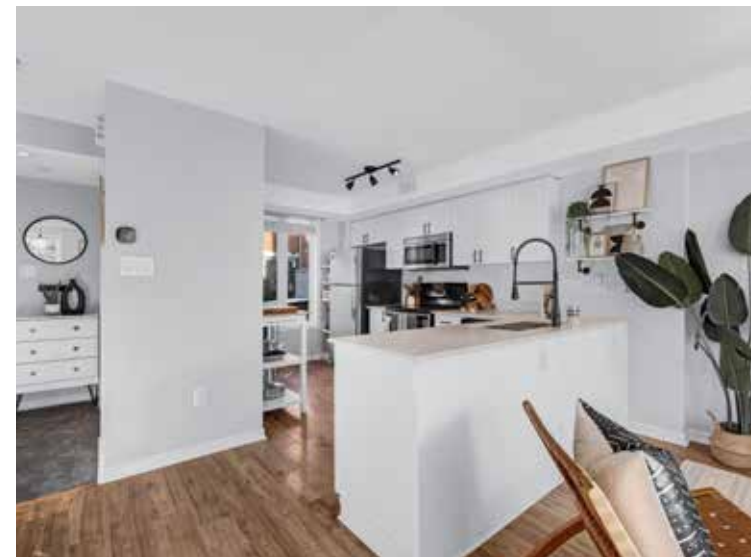
is proud to present

22 FRANCES LORING LANE

TOWNHOUSE 1



22FrancesLoring1.com



WELCOME HOME

- Step inside to this stunning 3-storey modern townhome in South Riverdale
- Located on a private enclave with plenty of natural light
- Enjoy the best of both worlds with two outdoor spaces! One space is east facing with plenty of space for outdoor dining, and the other is a west facing rooftop deck with incredible CN tower views to watch the sun go down over the city
- This 3-bed, 2-bath home is the perfect entry into a highly desirable and convenient neighbourhood
- The main floor boasts open concept living, dining, and a large kitchen with stainless steel appliances, stone countertops, and plenty of storage space
- On the second floor you'll find two ultra functional bedrooms and a refreshed full bath
- The top floor features a flexible space that can be used as a third bedroom, large office, or additional living space with a walk out to the rooftop oasis
- Enjoy all the shops and restaurants that Leslieville and Riverside have to offer
- Just minutes to the Canary/Distillery District, downtown, the Beaches, and the Danforth
- Easy access to the DVP and Gardiner
- The TTC is practically at your door
- Stay active on the walking and bike trails that connects to paths throughout the city

IMPROVEMENTS & RENOVATIONS:

- Professionally painted (2020, 2024)
- Bathroom re-tiled, new lighting/vanity (2024)
- Updated spindles, treads and risers on stairs (2023)
- Updated primary bedroom closet (2023)
- New deck tiles (2023)
- Updated kitchen faucet, hardware & light fixture (2021)
- New hardwood floors (2020)



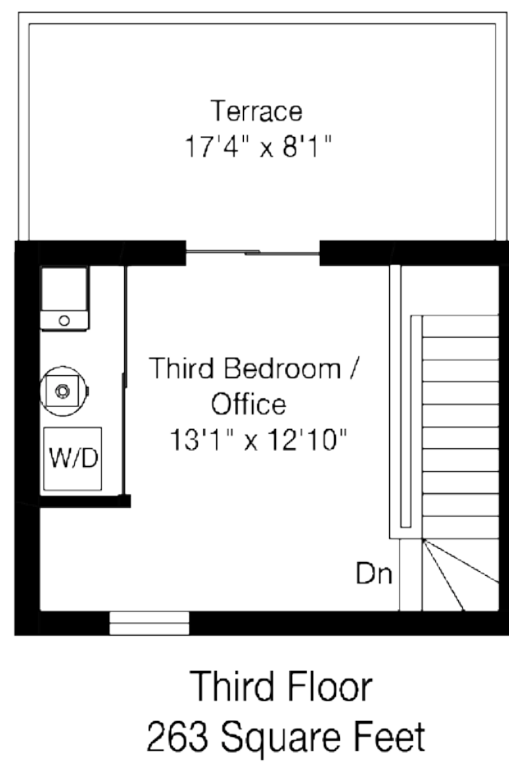
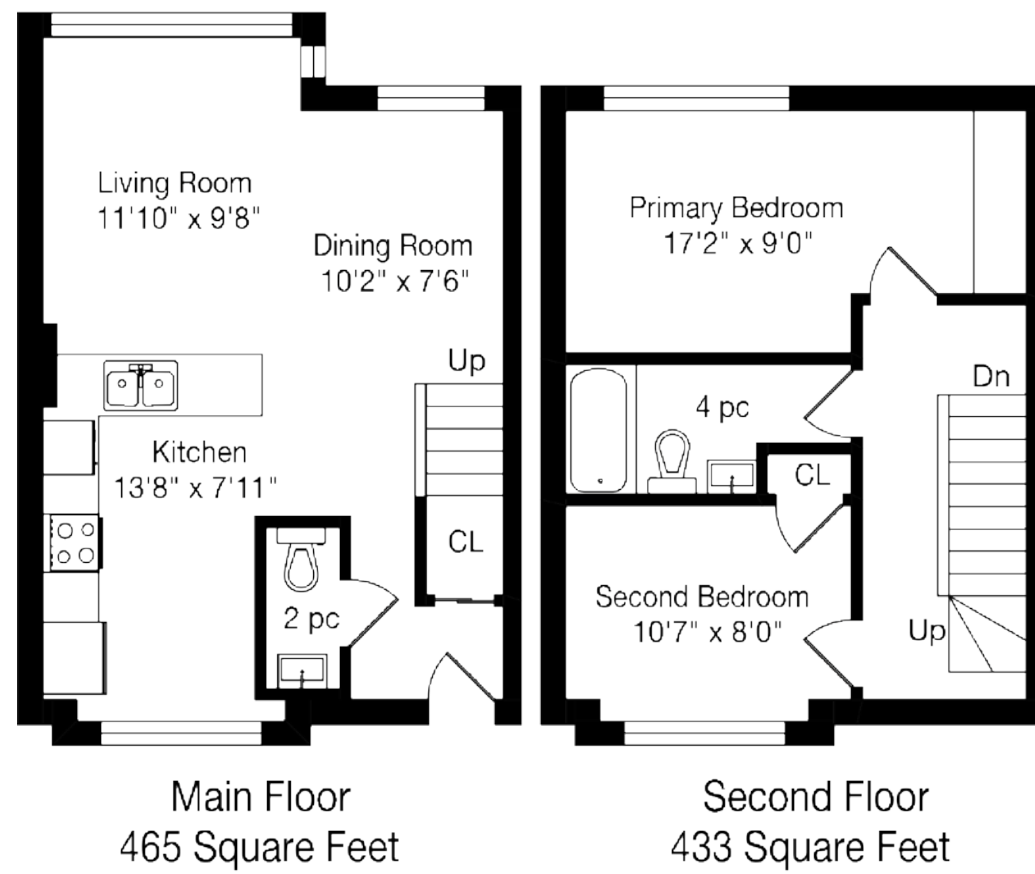
ADDITIONAL INFO

| | |
|-------------------|--|
| Property Taxes: | \$3,576.45 (Annual in 2024) |
| Possession: | 60 Days/TBD |
| Maintenance Fee: | \$614.80 (Monthly 2025) |
| Parking: | One owned parking space - Level A, Unit 178 |
| Locker: | One owned locker - Level A, Unit 80 |
| Includes: | Water, common elements, building insurance, fibre internet & parking |
| Heating: | Gas/Forced Air |
| Utility Costs: | Hydro: Approx. \$103.00/month (2023-2024) Gas: Approx. \$53.00/month (2023-2024) |
| Square Footage: | 1,161 sq ft interior as per floor plan |
| Pet Restrictions: | Household pets welcome |
| Exposure: | West |
| Property Mngmnt: | Meritus Group Management Inc. |
| Property Manager: | Michael Nyznyk- 905-275-9575 |
| Inclusions: | Refrigerator (Frigidaire), Stove (Frigidaire), Dishwasher (Frigidaire), Microwave (Frigidaire) Washer and Dryer (Frigidaire), All Built-in and Attached Shelving, All Blinds, All Drapery Tracks/Rods, All Electric Light Fixtures, Garage Opener & Remote |
| Exclusions: | All curtains, wine fridge, second floor corner cabinet unit, attached televisions and television wall mounts and attached gas BBQ |
| Rental Equipment: | Hot Water Tank (Approximately \$43.00/month) |

A Home Inspection Report dated January 15, 2025 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







SCHOOLS

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



Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

Dundas Junior Public School

Designated Catchment School
Grades PK to 5
935 Dundas St E

Riverdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 9
24 Mountjoy Ave

ÉE La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Other Local Schools

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin 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.



Joel Weeks Park

10 Thompson St
A playground, basketball court, and a picnic table.



2 mins

Oak Street Park

165 River Street
A playground and a picnic table.



5 mins

Thompson Street Parkette

120 Broadview Ave
A dog park.



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

| | |
|---------------------|--------------------|
| 2 Playgrounds | 1 Sports Field |
| 2 Dog Parks | 2 Splash Pads |
| 2 Basketball Courts | 1 Community Garden |
| 4 Ball Diamonds | 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 minute walk away and the nearest rail transit stop is a 23 minute walk away.

Nearest Rail Transit Stop

Broadview Station

Nearest Street Level Transit Stop

Dundas St East At Munro St



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 2.11km.

St Michael's Hospital

30 Bond St

Fire Station

475 Dundas St E

Police Station

51 Parliament St

HoodQ

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22 FRANCES LORING LANE, TOWNHOUSE 1



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Signature

INDEPENDENTLY OWNED & OPERATED REAL ESTATE 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