

THE MILLS TEAM

is proud to present

78 BRANSTONE
ROAD



78Branstone.com



COME HOME TO BRANSTONE!

Set on a low-traffic, family friendly street, this flawlessly renovated detached abode is exactly what you've been waiting for. Charming from the outside and warm and inviting the moment you step inside with an attention to detail in every update and design choice. A main floor that dreams are made of, flowing from the kitchen through to the rear walk-out and into the idyllic backyard, all in an open-concept layout that's perfect for living and hosting (hello main floor powder room!). The rare features continue upstairs with three bedrooms, all with ample closet space, two full washrooms (yes, a primary ensuite!) and optional second floor laundry (hook-ups already in place). The multi-purpose lower level with separate entrance offers room for the kids to play, home theatre and home office plus spacious laundry area and great storage. Enjoy hours of fun in the sunny west-facing, professionally landscaped backyard with deck (BBQ gas line), interlocking patio, grassy play space and storage shed. Over \$100,000 spent in updates over the past 5 years, including the painstaking (but so worth it) process of creating a legal front parking pad with the City. Located in the heart of Caledonia-Fairbank, you're literally steps to everything: transit (including future Eglinton LRT & Caledonia GO), local schools, walking trails, playground/splashpad and green space, groceries, shops on St. Clair, Castlefield home decor district and Allen Expressway.

OVER \$100,000 SPENT IN UPGRADES AND IMPROVEMENTS SINCE 2019:

- Smart home enhancements throughout (cameras, oven, fridge, smoke detector, lights, etc)
- Full interior painting (2025)
- Pot light replacement on main floor, energy efficient LEDs (2024)
- Front and side door replacement (2024)
- Professional landscaping; levelled and extended back patio, all new pavers, retaining wall and steps, wood fence, and garden retaining wall. Filled with perennials in front and back of the house (2021-2022)
- Legal front yard parking pad permit obtained and installation with City of Toronto (2020)
- Quartz bathroom vanity (2020)
- Kitchen upgrades; new quartz counter tops, hardware and light fixtures (2019)
- Plumbing updates (2019)

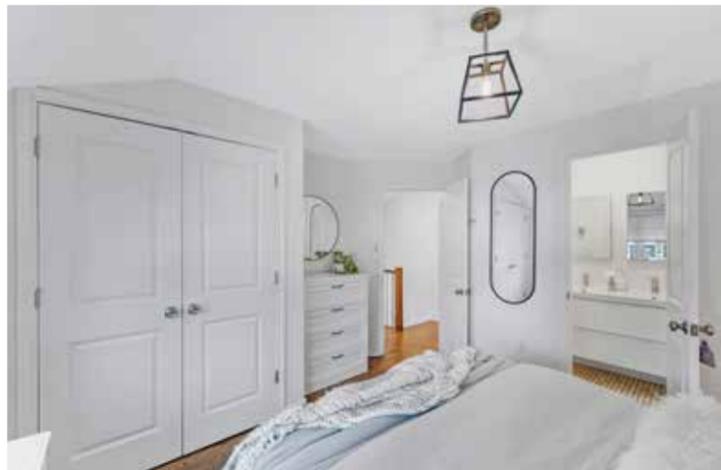


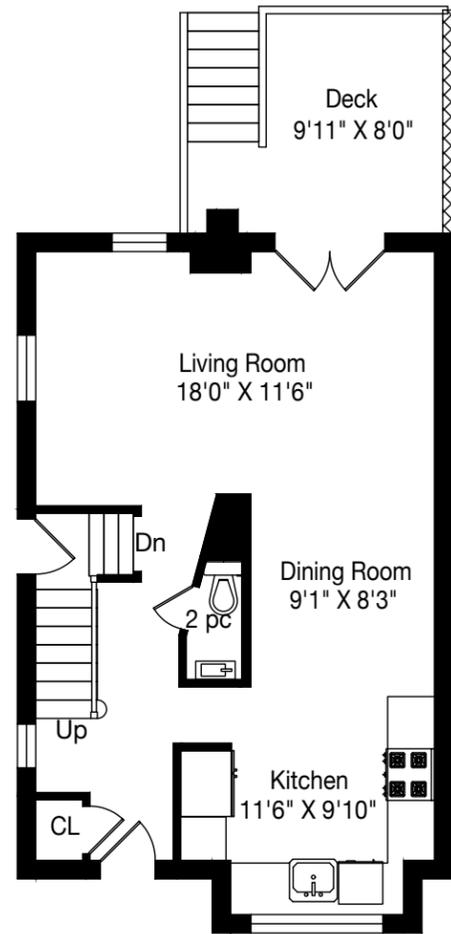
ADDITIONAL INFO

- Property Taxes:** \$4,964.11 (Annual in 2024)
- Lot Size:** 25.00 feet X 128.25 feet (per geowarehouse)
- Square Footage:** 1,247 sq ft per MPAC
- Possession:** 60-90 Days/TBD
- Parking:** Licensed front pad parking for one car (mutual driveway allows for potential additional parking with fence adjustment)
- Utility Costs:** *Electricity:* Approx. \$171/month (2024)
Gas: Approx. \$107/month (2024)
Water/Waste: Approx. \$108/month (2024)
- Heating:** Hot water gas radiators and ductless air conditioning units
- Inclusions:** Refrigerator (LG), Stove (GE), Microwave/Hood Exhaust - handle in as-is condition (GE), Dishwasher (Bosch), Washer and Dryer (LG), Curtain Rods, Window Blinds, All Light Fixtures (except as excluded), TV Wall Mount, All Parts of Boiler, Yale Smart Door Locks, Three Nest Smoke Detectors, Security Cameras and Window/Door Sensors, Smart Doorbell, Rogers Security Equipment (monitoring extra), BBQ gas line, and Garden Shed
- Exclusions:** Curtains (Kid's Rooms), Dining Room Light Fixture, Attached Television, Dyson Vacuum, and Gas BBQ
- Rental Equipment:** Hot Water Tank (Approximately \$28/month with taxes) and Air Conditioning Units - two ductless units and outside compressor (Approximately \$97/month with taxes, contract ends July 2026. Buyout = \$5,970)

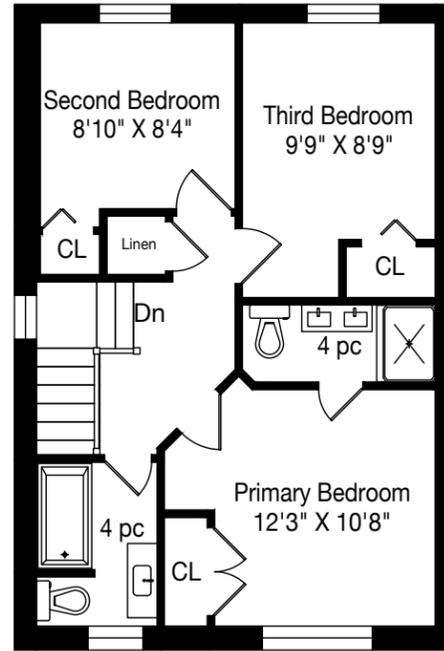
A Home Inspection Report dated February 24th 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE

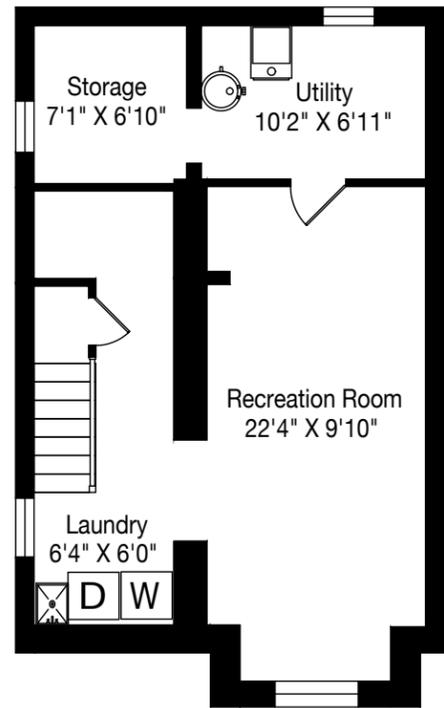




Main Floor
600 Square Feet



Second Floor
576 Square Feet



Lower Level
600 Square Feet





SCHOOLS

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



Fairbank Memorial Community School

Designated Catchment School
Grades PK to 5
555 Harvie Ave

Fairbank Public School

Designated Catchment School
Grades PK to 8
2335 Dufferin St

York Memorial Collegiate Institute

Designated Catchment School
Grades 9 to 12
1700 Keele Street

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

ÉE Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Other Local Schools

Western Technical-Commercial School

Grades 9 to 12
125 Evelyn Crescent

Ursula Franklin Academy

Grades 9 to 12
146 Glendonwyne Rd

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.



Fairbank Memorial Park & Community Centre

2213 Dufferin St

6 mins

Charles Caccia Park

348 Nairn Ave

6 mins

York Beltline Trail

103 Fairbank Ave

10 mins

Marble Hill Parkette

22 Ennerdale Rd

8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|----------------------------|
| 4 Playgrounds | 1 Community Centre |
| 2 Pools | 1 Splash Pad |
| 3 Basketball Courts | 2 Outdoor Games Facilities |
| 1 Ball Diamond | 1 Fitness/Weight Room |
| 1 Sports Field | 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 3 minute walk away and the nearest rail transit stop is a 21 minute walk away.

Nearest Rail Transit Stop
Eglinton West Station

Nearest Street Level Transit Stop
Eglinton Ave West At Nairn Ave

3 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 4.43km.

Humber River Hospital
1235 Wilson Ave

Fire Station
555 Oakwood Ave

Police Station
1435 Eglinton Ave W



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THE MILLS TEAM



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