

THE MILLS TEAM

is proud to present

144 DENISON
AVENUE



144Denison.com



WELCOME HOME

- Large 17' x 121' Lot
- 2.5 stories of living space plus basement
- 2 Kitchens (1st floor and 2nd floor)
- Walk out from 2nd floor
- Separate entrance to high basement
- Separate rear entrance leading to garage with parking off the laneway for 2 cars (1 in garage and 1 behind)
- See Building Potential Report for potential expansion possibilities
- Build a two-storey Laneway house - See Laneway House Report
- Walking the neighbourhood is a great way to immerse yourself in the culture of Kensington Market & Chinatown
- Vibrant shops, restaurants and daily conveniences
- Quick Access to Dundas Streetcar
- Build, renovate, enjoy - Endless Opportunities
- A wonderful place to call home!



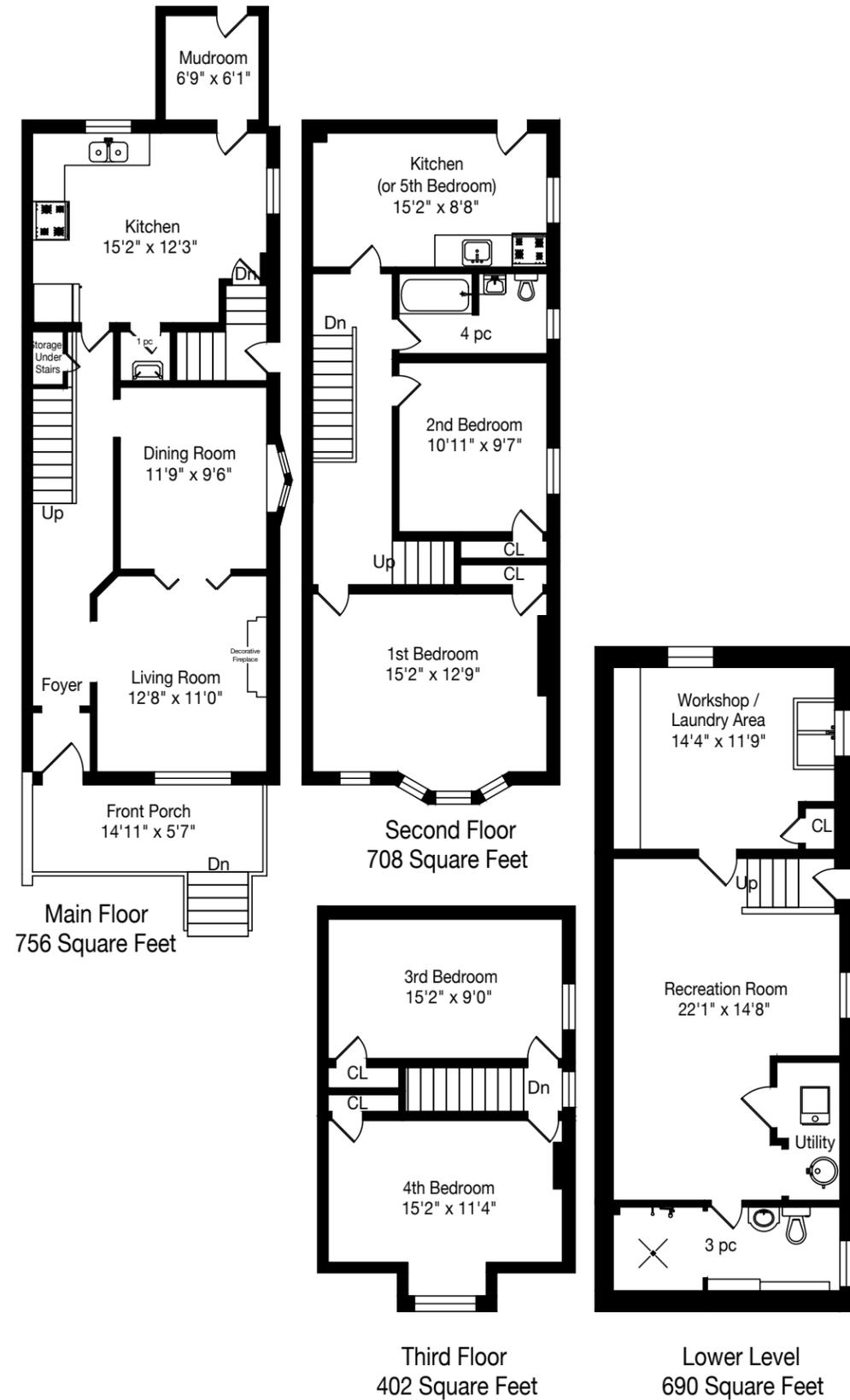


ADDITIONAL INFO

- Property Taxes:** \$7,411.78 (Annual in 2024)
- Lot Size:** 17 feet x 121 feet
- Parking:** Detached garage off laneway with space for 1 car inside garage and 1 car in front
- Possession:** 30-60Days/TBA
- Heating/Cooling:** Forced air gas furnace
- Utility Costs:** *Electricity:* Approx. \$15/month (2024)
Gas: Approx. \$125/month (2024)
Water: Approx. \$49/month (2024)
- Inclusions:** First floor kitchen appliances - Frigidaire refrigerator/freezer, Moffat gas stove and hood exhaust. Second floor kitchen appliances - Acme gas stove (currently disconnected). All electric light fixtures, all attached shelving and cabinetry, all existing window coverings, all parts of furnace, security system and all related equipment (monitoring extra) and City of Toronto garbage and recycling containers. All chattels and fixtures in as-is condition without warranty.
- Rental:** Hot water tank (\$39.45/month)

A Home Inspection Report dated March 17, 2025, Building Potential Report and Laneway 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



*Photos have been virtually staged

COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

- JK-6 Kensington Community School 416-393-1290
401 College Street
- JK-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
- 9-12 Central Technical School 416-393-0060
725 Bathurst Street

French Immersion Programs

- JK-6 Lord Lansdowne Jr. & Sr. P.S. 416-393-1350
33 Robert Street
- JK-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

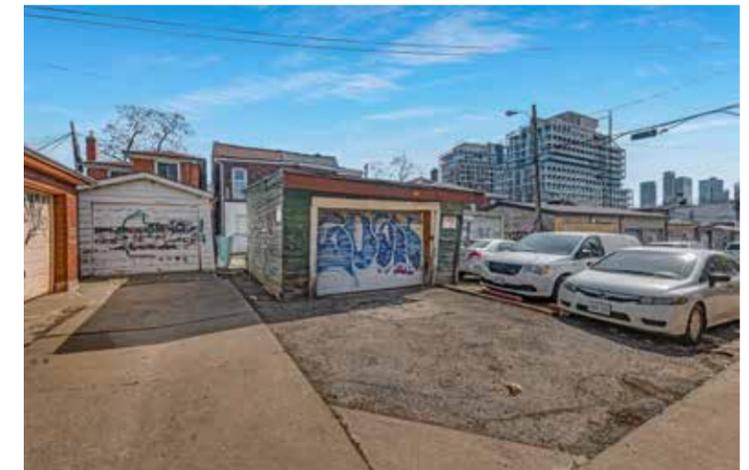
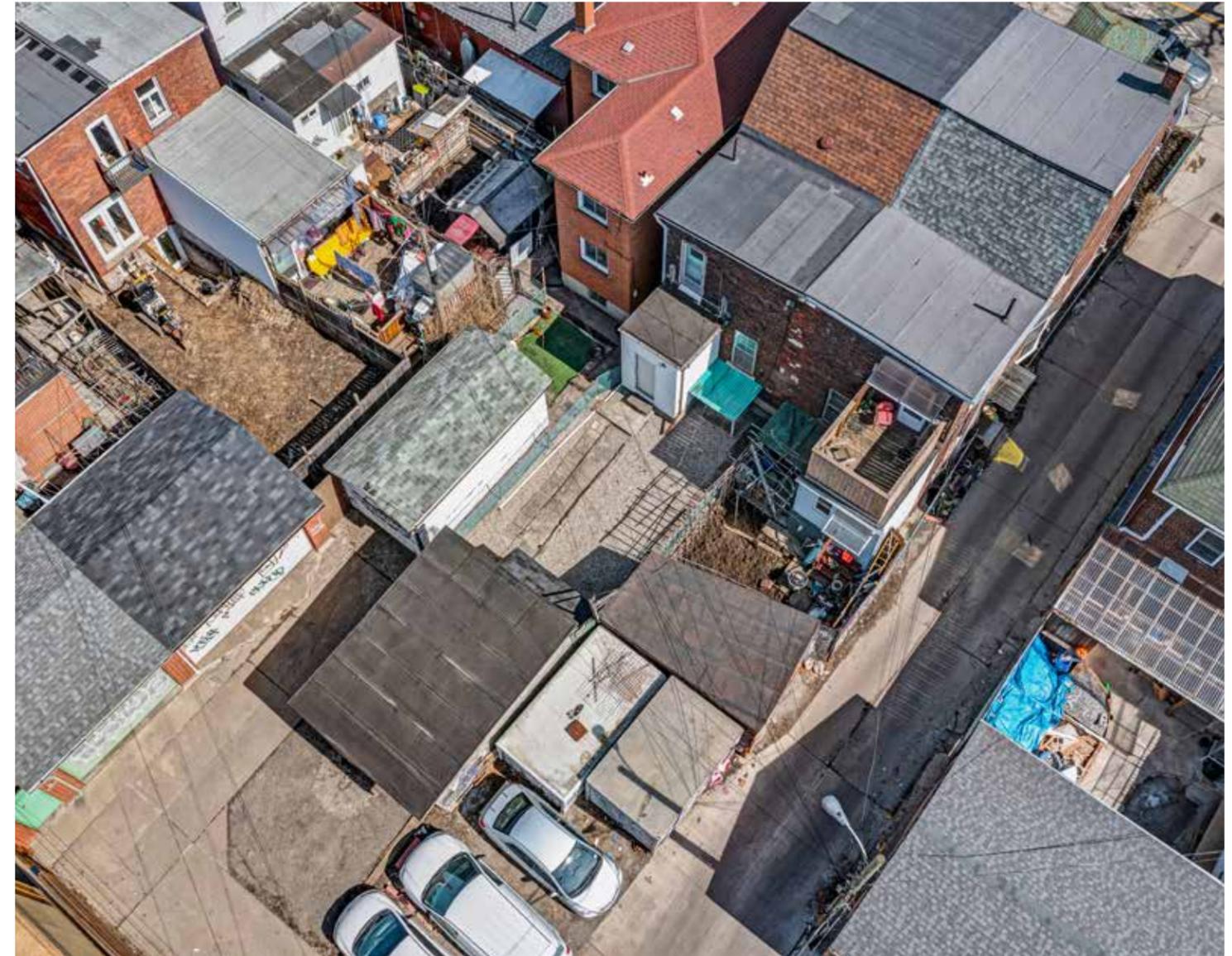
www.tcdsb.on.ca

- JK-8 St. Mary Catholic School 416-393-5205
20 Portugal Square
- 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.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



144 DENISON AVENUE



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*, Merida Lake* | * SALES REPRESENTATIVE

144Denison.com

ROYAL LEPAGE 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