

THE MILLS TEAM

is proud to present

7 FRIENDLY

DRIVE



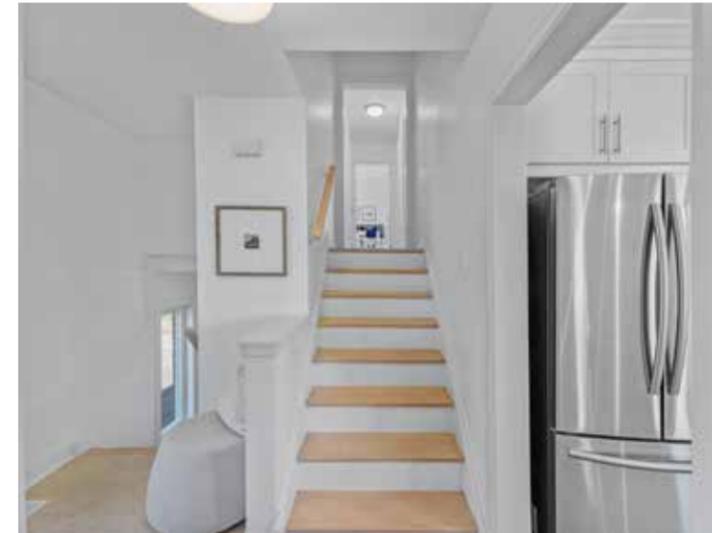


WELCOME HOME TO LIFE ON FRIENDLY DRIVE

- Quiet, low traffic, child-friendly street in a special neighbourhood with parks and desired schools within walking distance
- Fully renovated and ready for you to move in. Just unpack and enjoy!
- Private main floor office with a separate entrance provides wonderful opportunities for working from home
- The layout could work well for creating a separate basement suite if desired
- Closet and storage space galore
- Large lot with plenty of space for entertaining and family fun
- Built-in double car garage and parking for an additional 2 cars in the driveway
- Conveniently located just minutes to the 427 Highway which leads directly to both the 401 and QEW Highways
- Easy access downtown by transit or by car
- Quick Access to the Toronto International Airport
- 7 Friendly Drive is a wonderful place to call home!

OVER \$90K SPENT ON RENOVATIONS & IMPROVEMENTS SINCE 2018:

- Renovated kitchen with new cabinetry, door hardware, quartz counter tops, under mount sink and new faucet, pot lights, tile flooring and quality stainless steel appliances
- Renovated upper floor bathroom
- Refinished hardwood floors
- Interior painting throughout
- All new interior & exterior doors and hardware
- All new windows on main & upper floors
- New garage door and electric door opener
- New furnace installed (2018)
- New central air conditioner installed (2018)
- New owned hot water tank installed (2018)
- Water back flow valve installed
- Updated electrical to 200amp panel with circuit breakers
- Replaced roof with new asphalt shingles (2018)
- Eavestroughs replaced

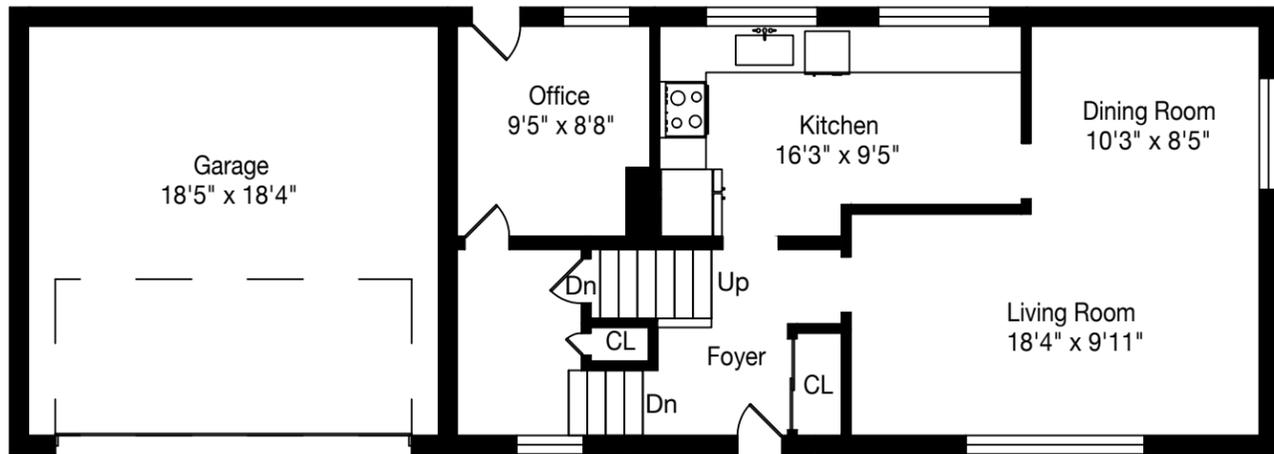


ADDITIONAL INFO

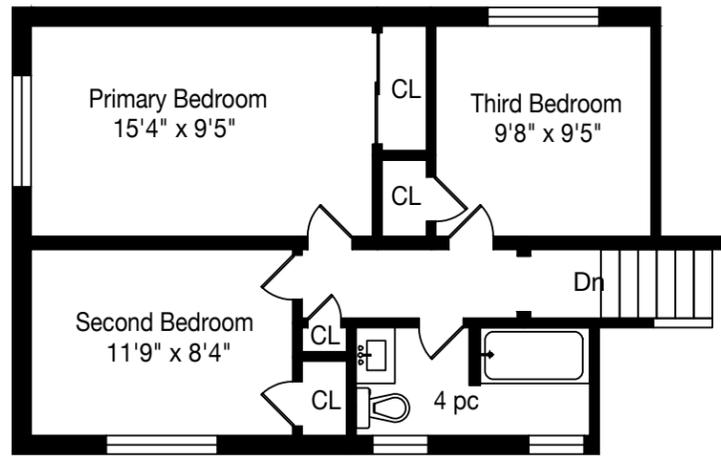
- Property Taxes:** \$5,021.33 (Annual in 2024)
- Lot Size:** 33 feet x 110.58 feet
- Parking:** Built-in double car garage plus parking for 2 additional cars in driveway
- Possession:** 60 Days/TBA
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** *Electricity:* Approx. \$64/month (2024)
Gas: Approx. \$92/month (2024)
Water: Approx. \$53/month (2024)
- Inclusions:** Stainless Steel kitchen appliances - Samsung refrigerator/freezer, Samsung stove, Whirlpool built-in microwave and Frigidaire dishwasher. Samsung front loading washer and dryer, all electric light fixtures, all window coverings (except excluded below), all drapery tracks and rods (except excluded below), all built-in and attached shelving, all parts of gas furnace and central air conditioner, hot water tank and city of Toronto garbage and recycling containers
- Exclusions:** Curtains in all 3 bedrooms and curtain tension rod in the primary bedroom

A Home Inspection Report dated March 18, 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.

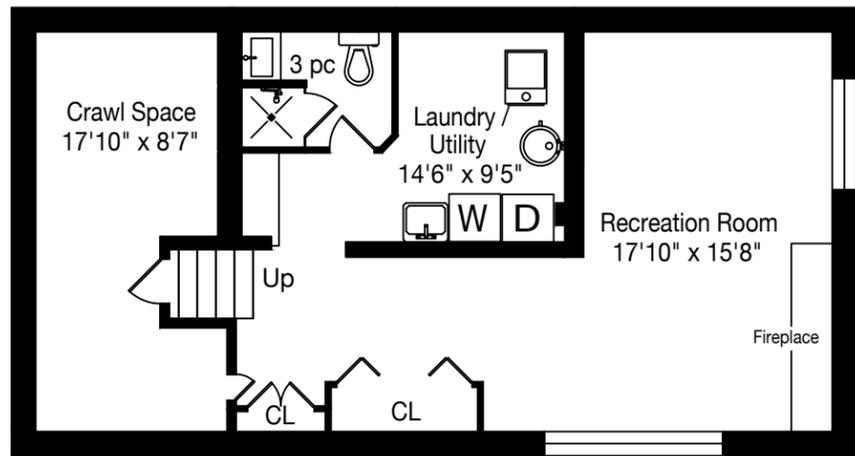
E & OE



Main Floor
753 Square Feet
+ 385 Garage

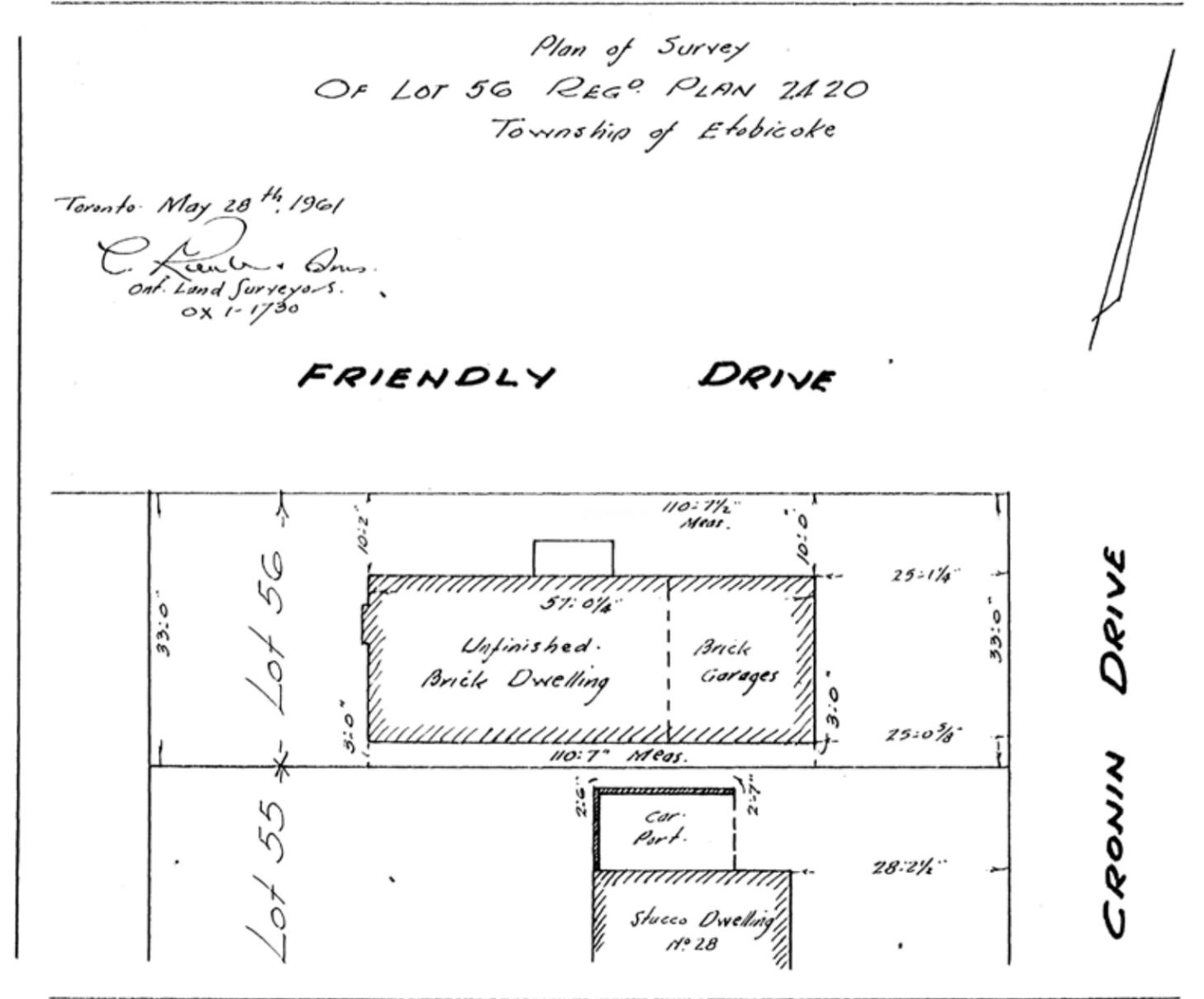


Upper Floor
566 Square Feet



Lower Level
583 Square Feet
+ 170 Crawl Space





COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

- JK-5 Wedgewood Junior School 416-394-7150
5 Swan Avenue
- 6-8 Bloorlea Middle School 416-394-7140
4050 Bloor Street West
- 9-12 Etobicoke Collegiate Institute 416-394-7840
86 Montgomery Road

French Immersion Programs

- JK-5 Millwood Junior School 416-394-7070
222 Mill Road
- 6-8 Bloordale Middle School 416-394-7020
10 Toledo Road
- 9-12 Richview Collegiate Institute 416-394-7980
1738 Islington Avenue

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

- JK-8 St Elizabeth Catholic School 416-393-5278
5 Redcar Avenue
- 9-12 Michael Power Catholic Secondary School 416-393-5529
105 Eringate Drive

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privscho

- JK-5 Kingsley Primary School (Co-ed) 416-233-0150
516 The Kingsway
- K-8 Alderwood Toronto Private School (Co-ed) 416-239-2100
26 Fieldway Road
- 1-8 Kingsway College School (Co-ed) 416-234-5073
4600 Dundas Street West
- 7-12 University of Toronto Schools (Co-ed) 416-978-3212
371 Bloor Street West





THE MILLS TEAM



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