

THE MILLS TEAM

is proud to present

146 ENNERDALE
ROAD



146Ennerdale.com



WELCOME HOME

There's no match for this detached! With gorgeous updates throughout, basement income possibilities, garden suite eligibility and a rear garage, this 3-bedroom beauty checks all the boxes. It's spacious from the jump with proper foyer, open-concept living/dining rooms and a drool worthy reno'd eat-in kitchen. Storage galore with closets in each bedroom, and huge windows to fill every room with sunshine and good vibes. Endless options with this sky-high, separate entrance basement (seriously high ceilings): Airbnb perfection, in-laws, income, nanny suite, or the best entertaining rec room. A built-in kitchenette, beautiful 3-piece washroom, bright windows and an ideal shared laundry set-up make it ready for anything. Start and end your days in the west-facing backyard complete with grapevine covered trellis (so pretty!), grassy yard and room for a vegetable garden. The rear covered porch extends your living space and is the perfect spot for morning coffee or evening sunset BBQs. Rare garage (with workshop/storage room) offers parking for 1 car plus additional second space outside. Garden suite eligible (see available report).

Located in the heart of Caledonia-Fairbank, you're literally steps to everything: transit and future Eglinton LRT (rumour has it opening this Sept!) & Caledonia GO, local schools, walking trails, playground/splashpad, groceries, library, shops on St. Clair, Castlefield home decor district and Allen Expressway.

OVER \$70,000 SPENT ON UPGRADES AND IMPROVEMENTS:

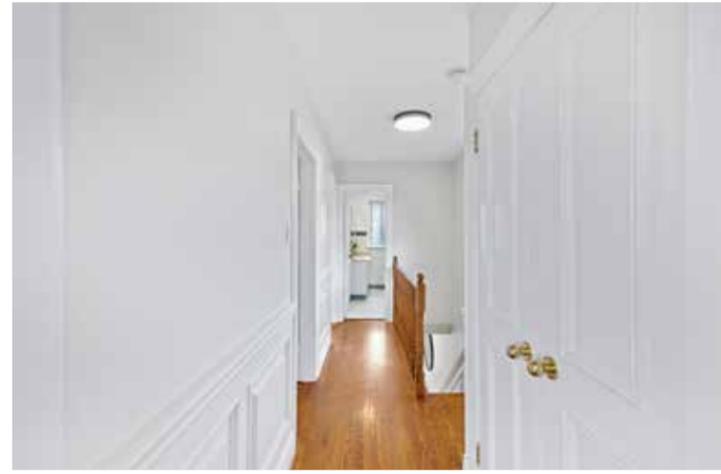
- Upgraded basement insulation for warmth (2024)
- Added custom kitchenette (2024)
- Installed new basement windows (2024)
- Custom basement washroom renovation (2024)
- Custom flooring installed on terrace (2023)
- Upgraded attic insulation (2023)
- Kitchen renovation; new cabinets, countertop and backsplash (2022)



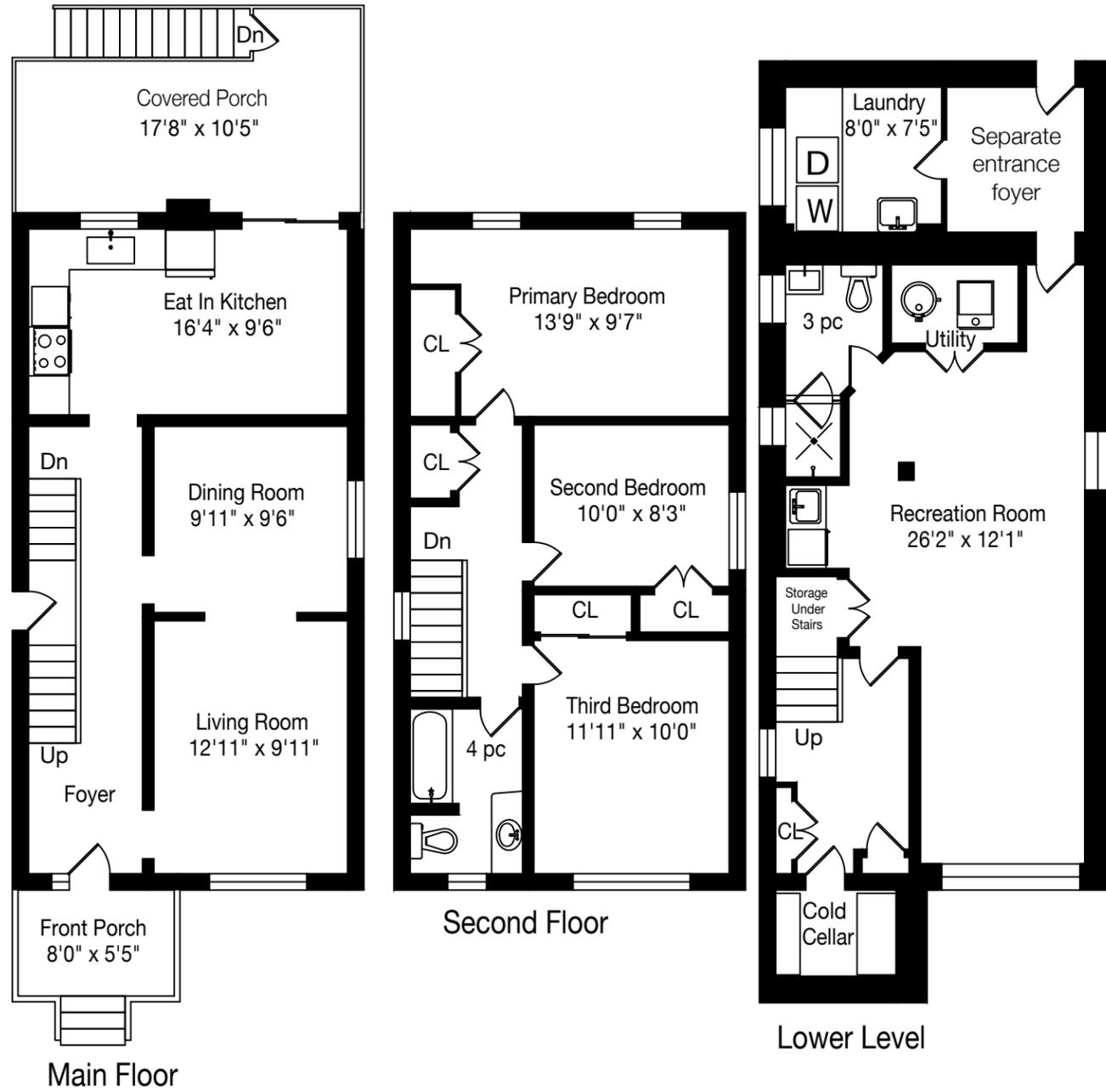
ADDITIONAL INFO

- Property Taxes:** \$4,227.35 (Annual in 2024)
- Lot Size:** 25.00 feet X 138.00 feet (per geowarehouse)
- Square Footage:** 1,288 sq ft per MPAC
- Possession:** 60 Days/TBD
- Parking:** Semi-detached 1-car garage with additional workshop in rear. Additional parking for 1 car in rear accessed via mutual driveway
- Utility Costs:** *Electricity:* Approximately \$116/month (2024)
Gas: Approximately \$213/month (2024)
Water/Waste: Approximately \$80/month (2024)
- Heating:** Forced air gas furnace and central air conditioner
- Inclusions:** Refrigerator (Frigidaire), Stove (Frigidaire), Microwave (GE), Dishwasher (Frigidaire), Washer and Dryer (LG), Built-in Shelving in Laundry Room, All Window Coverings and Tracks/Rods (except as noted below), All Light Fixtures, All Parts of Gas Furnace and Central Air Conditioner, Garden Shed and Garage Remotes (2)
- Exclusions:** Microwave in Basement, Bar fridge in basement, Backyard Fire Pit, and Curtains & Mirror in Primary Bedroom
- Rental Equipment:** Hot Water Tank (Approximately \$46.86/per month)

A Home Inspection Report dated April 7th 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.











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 Glendonwynne 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



4 mins

Charles Caccia Park

348 Nairn Ave



5 mins

York Beltline Trail

103 Fairbank Ave

12 mins

Marble Hill Parkette

22 Ennerdale Rd



6 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 4 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
Dufferin St At Rowan Ave

4 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 4.6km.

Humber River Hospital
1235 Wilson Ave

Fire Station
555 Oakwood Ave

Police Station
1435 Eglinton Ave W



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE **Signature**
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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