

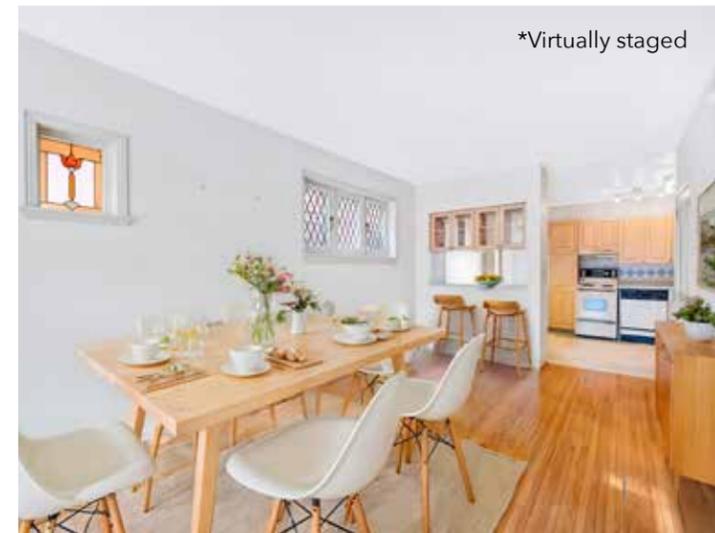
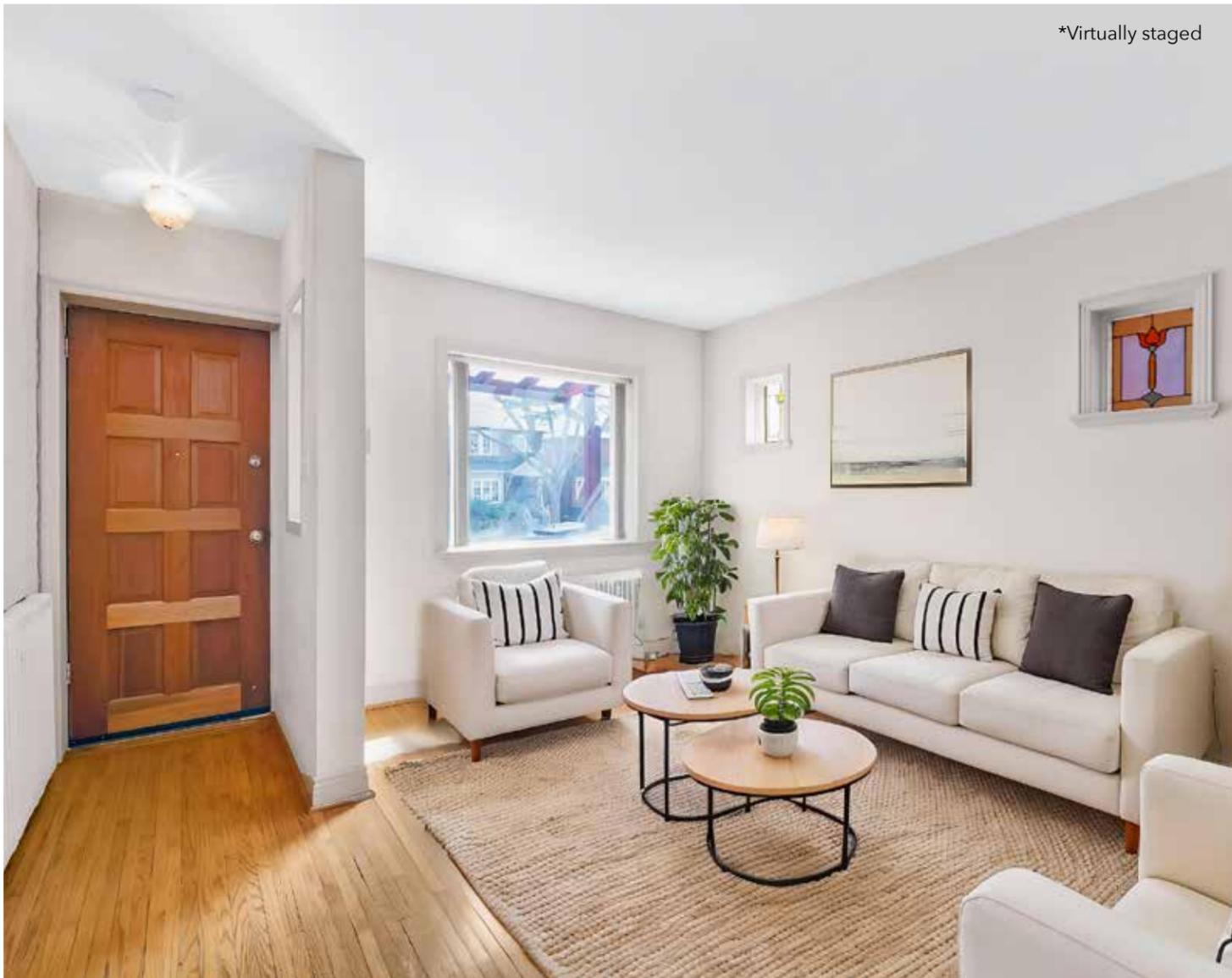
THE MILLS TEAM

is proud to present

26 MARTIN
ROAD

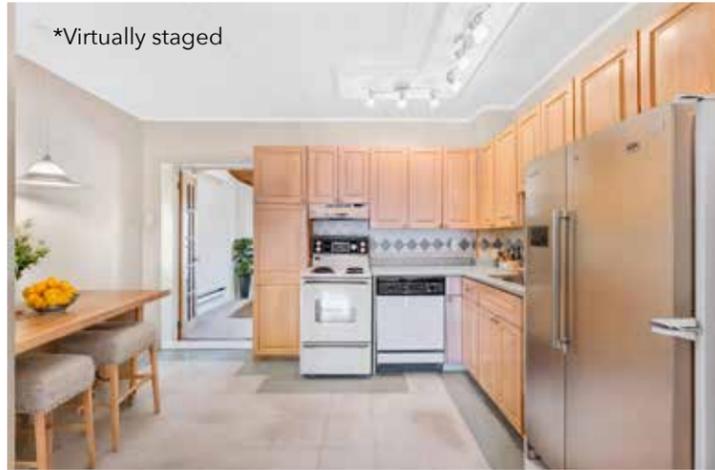


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WELCOME HOME

Making it on Martin! Calling all Renovators, Investors & Dreamers – a prime opportunity awaits in the heart of Davisville Village! Offered for the first time in over 20 years, this spacious two-storey home is brimming with potential and ready for its next exciting chapter. Whether you're looking to renovate, build new, or simply invest in one of Toronto's most desirable neighbourhoods, this is your chance. Enjoy unbeatable access to top-rated schools, Davisville subway station, TTC, and even closer to future Eglinton LRT - reportedly opening this September- finally! Scenic parks, shopping, restaurants, Farm Boy, Loblaws, and all the vibrant amenities of Bayview and Mt. Pleasant – are just steps from your door. This is your moment to create something special. Come and imagine the endless possibilities! Building Potential Report and Garden Suite Report available for inspiration.



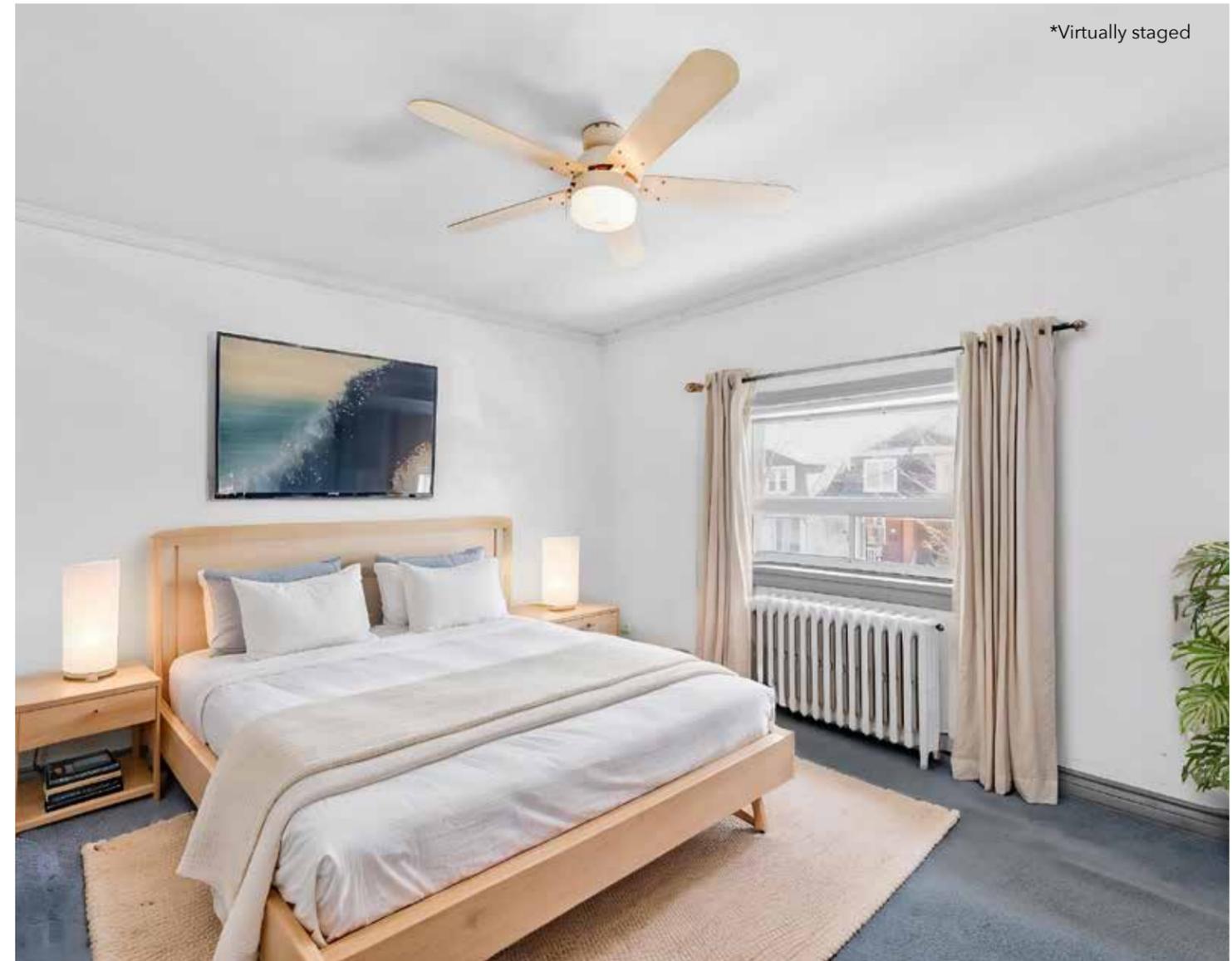
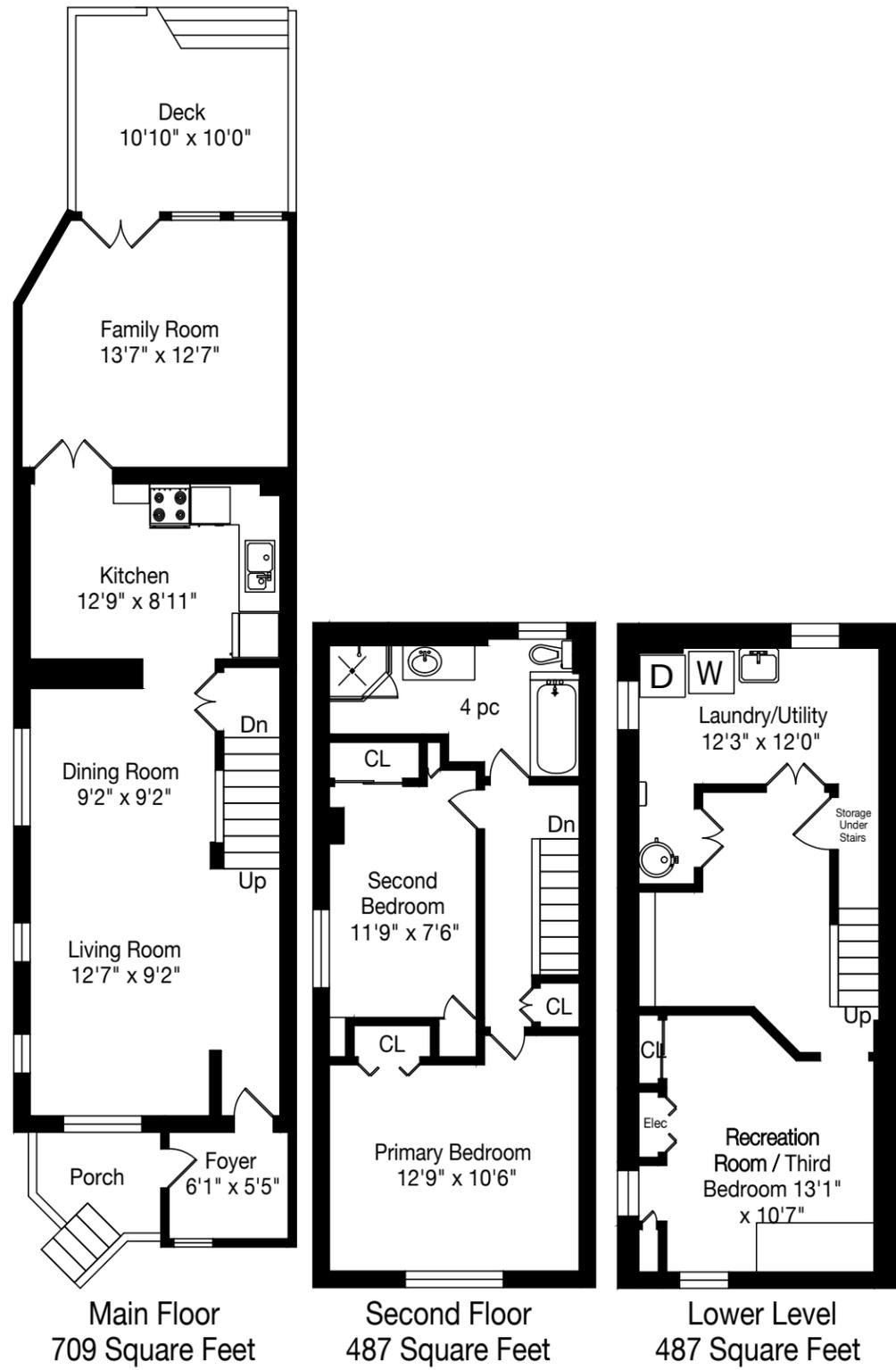
ADDITIONAL INFO

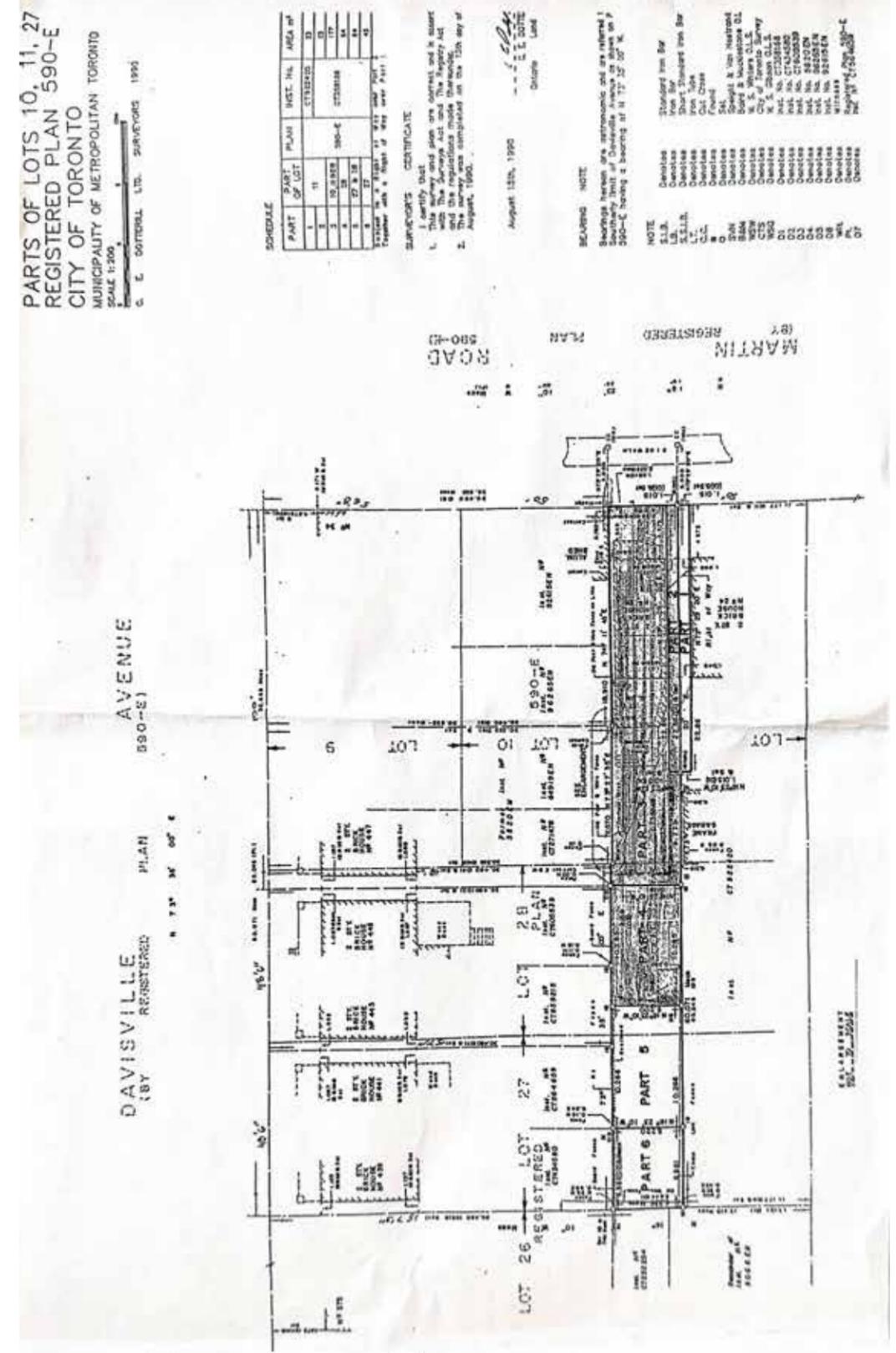
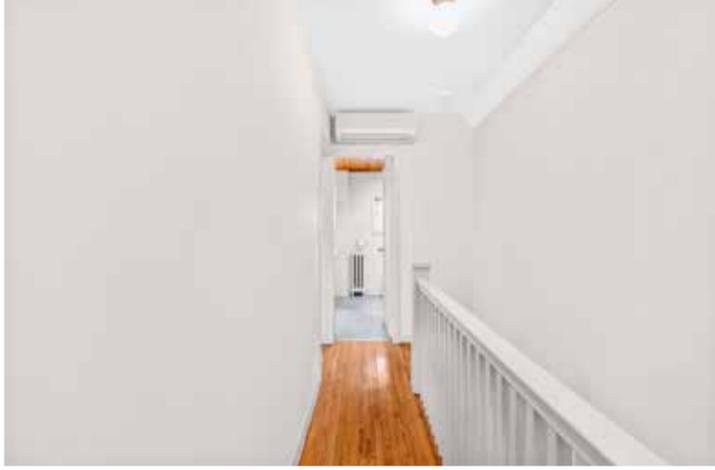
- Property Taxes:** \$7,102.82 (Annual in 2024)
- Lot Size:** 19.30 feet X 107.08 feet (per geowarehouse)
- Square Footage:** 1,196 sq ft upper plus 487 sq ft lower per floor plan
- Possession:** 30-60 Days/TBD
- Heating:** Forced air gas furnace and central air conditioner
- Inclusions:** Refrigerator (GE), Stove (Kenmore), Dishwasher (Eaton Viking), Washer (Maytag), Dryer (General Electric), All Window Coverings and Tracks/Rods, All Built-in & Attached Shelving, All Light Fixtures, All Parts of Gas Furnace and Central Air Conditioner and Garden Shed
- Exclusions:** None
- Rental Equipment:** None

Buyer acknowledges all the property and all chattels/fixtures are being sold in "as-is" condition.

A Home Inspection Report dated April 17th 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.







*Virtually staged



*Virtually staged





SCHOOLS

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



Maurice Cody Junior Public School
Designated Catchment School
Grades PK to 5
364 Belsize Dr

Northern Secondary School
Designated Catchment School
Grades 9 to 12
851 Mt Pleasant Rd

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Hodgson Middle School
Designated Catchment School
Grades 6 to 8
529 Vaughan Road

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools
Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

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.



Pottery Playground
601 Merton St

3 mins

Hodgson Public School Grounds
282 Davisville Ave

7 mins

Maurice Cody Community Centre
181 Cleveland St

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 3 Playgrounds | 1 Community Centre |
| 2 Rinks | 1 Splash Pad |
| 2 Basketball Courts | 2 Sports Courts |
| 1 Ball Diamond | 1 Gym |
| 2 Sports Fields | |

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 20 minute walk away.

Nearest Rail Transit Stop
Davisville Station

Nearest Street Level Transit Stop
Davisville Ave At Cleveland 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 2.18km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
231 Mcrae Dr

Police Station
75 Eglinton Ave W



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ROYAL LEPAGE Signature
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