

THE MILLS TEAM

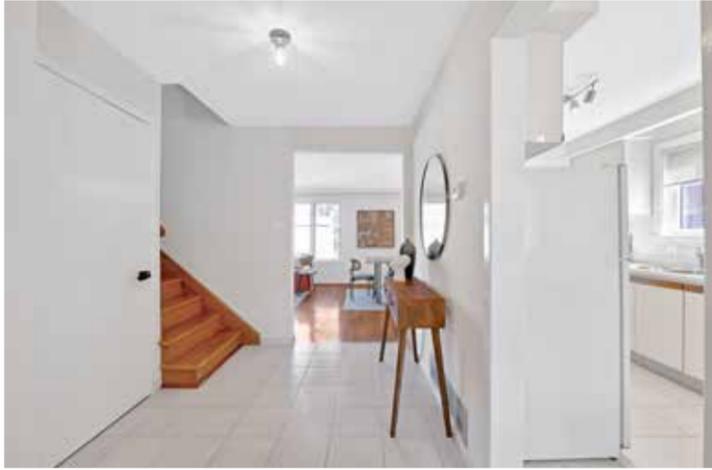
is proud to present

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26 RICHGROVE  
DRIVE



[26Richgrove.com](http://26Richgrove.com)



## WELCOME HOME

- A meticulously maintained 4-bedroom, 3-bathroom move-in ready home that's on the market for the first time in over 50 years
- The large newer windows allow for plenty of natural light throughout
- The main floor includes a convenient powder room, a good sized eat-in kitchen, dining space and a large living room looking out to a wonderful backyard
- An ideal layout for families, for entertaining and for smart sizes
- Upstairs you'll find four spacious bedrooms with great closet space including a large primary bedroom with a spacious semi-suite bathroom
- In the basement, there's for ample space for family gatherings and everyday life with a recreational room, a secondary kitchen, a full bathroom, and cold storage
- Parking is a breeze with your own garage plus enough room for 2 cars in the driveway
- Located on a family-oriented street with walking distance to the TTC, and the future Eglinton LRT
- Quick access to major routes, including the 401, 427, and Gardner Expressway
- Easy access to the nearby shopping, parks, and recreational trails

## RECENT IMPROVEMENTS AND RENOVATIONS:

- Painted throughout (2025)
- New garage door (2020)
- New shingles (2019)
- Replaced all toilets (2017)

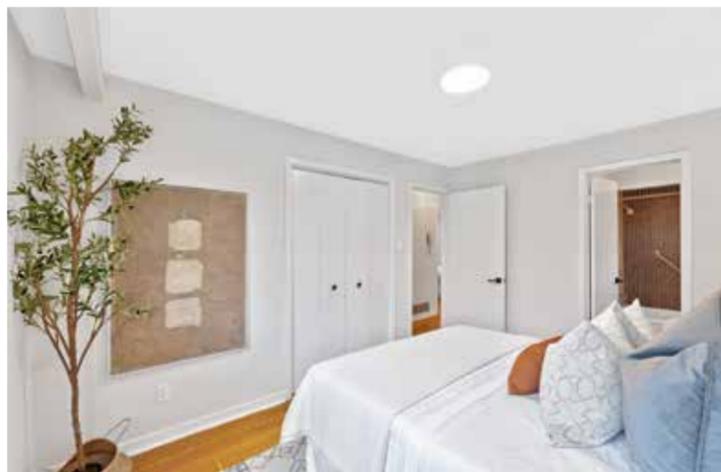


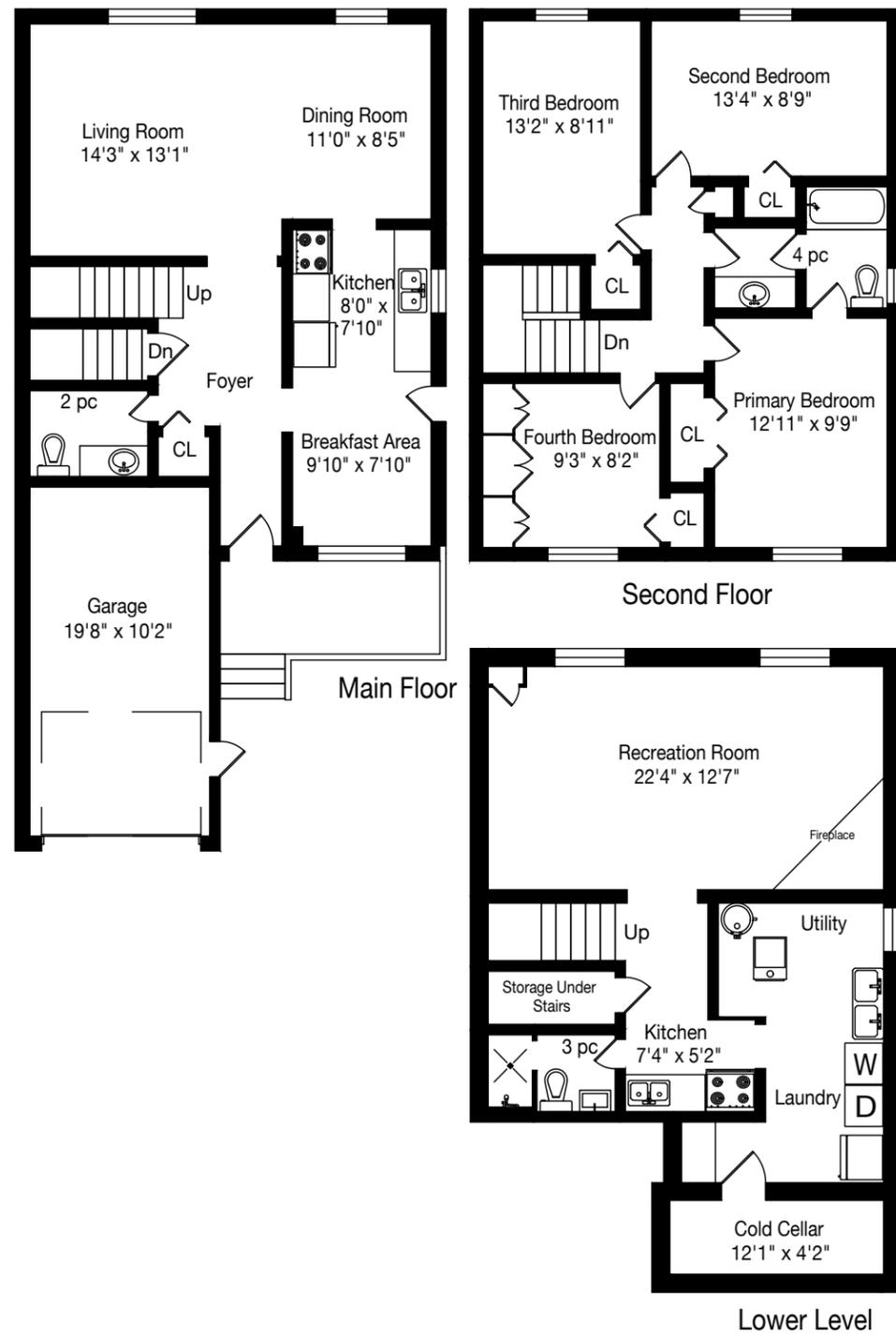
## ADDITIONAL INFO

- Property Taxes:** \$3,783.88 (Annual in 2024)
- Lot Size:** 30 feet x 120 feet as per MPAC
- Parking:** Built-in one car garage with private driveway and parking for two cars
- Square Footage:** 1,472 sq ft as per MPAC
- Possession:** 30-60 Days or to be arranged
- Heating:** Forced air heating with gas furnace and central air conditioner
- Utility Costs:** Hydro: Approx. \$70.00/month (2024-2025)  
Water: Approx. \$57.00/month (2024-2025)  
Gas: Approx. \$86.00 /month (2024-2025)
- Inclusions:** Main Floor Refrigerator (Maytag), Basement Refrigerators (Kenmore), Main Floor Stove/Oven (GE), Basement Stove/Oven (Kenmore), Washer (Kenmore) and Dryer (Amana), All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, Garden Shed, City of Toronto Garbage and Recycling Bins
- Exclusions:**
- Rental Equipment:** Hot Water Tank (Approximately \$28.50/month), Furnace (Approximately \$14.00/month)

A Home Inspection Report dated April 24, 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







## SCHOOLS

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



### Martingrove Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
50 Winterton Dr

### Parkfield Junior School

Designated Catchment School  
Grades PK to 5  
31 Redgrave Dr

### Dixon Grove Junior Middle School

Designated Catchment School  
Grades PK to 8  
315 The Westway

### ÉÉ Félix-Leclerc

Designated Catchment School  
Grades PK to 6  
50 Celestine Dr

### ÉS Jeunes sans frontières

Designated Catchment School  
Grades 7 to 12  
7585 Financial Dr

### Other Local Schools

#### Etobicoke School of the Arts

Grades 9 to 12  
675 Royal York Rd

#### Karen Kain School of the Arts

Grades 6 to 8  
60 Berl Ave

## 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.



### Richview Park

59 Clement Rd

2 mins

### Westgrove Park

15 Redgrave Dr

6 mins

### Stonehouse Park

671 Martin Grove Rd

4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	3 Tennis Courts
1 Pool	1 Ball Diamond
1 Rink	10 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 2 minute walk away and the nearest rail transit stop is a 44 minute walk away.

### Nearest Rail Transit Stop

Etobicoke North GO

### Nearest Street Level Transit Stop

Richgrove Dr At Martin Grove Rd

2 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 6.6km.

### William Osler Health System - Etobicoke General Hospital

101 Humber College Blvd

### Fire Station

947 Martin Grove Rd

### Police Station

2951 Convair Dr.



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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