

THE MILLS TEAM

is proud to present

494 NORTHCLIFFE
BOULEVARD



494Northcliffe.com



WELCOME HOME

- A classic detached bungalow on a quiet street in a family-oriented neighbourhood
- A perfect opportunity for first time buyers looking to offset their mortgage with a basement apartment or as a turnkey investment property
- The main floor there is an open concept living and dining room, a large eat-in kitchen, and two bedrooms plus a bathroom
- Upstairs in the finished attic space there is great flexible bonus space for an additional bedroom, office, or playroom
- In the basement you'll find a ready to go basement apartment with a separate entrance featuring a full kitchen, a studio living space/bedroom, a bathroom, and a recreational space
- Enjoy the low maintenance backyard as is or design it into the relaxing oasis of your dreams
- One front pad parking space is included
- A great location with the area boasting a range of amenities, restaurants and shopping along Eglinton Avenue
- Easy access to nearby Fairbank Memorial Park, schools, the TTC, the future the Eglinton LRT, and the Allen Expressway

RECENT IMPROVEMENTS AND RENOVATIONS:

- Professionally painted throughout (2025)
- Flooring replaced on main floor to match kitchen (2024)
- Refresh to upstairs bathroom (2024)
- New Roof (2023)
- Kitchen flooring replaced (2022)
- Replaced water pump for radiator heating system (2021)
- Basement flooring replaced (2016)
- Waterproofing to rear of home (2010)
- Cement driveway/backyard (2010)



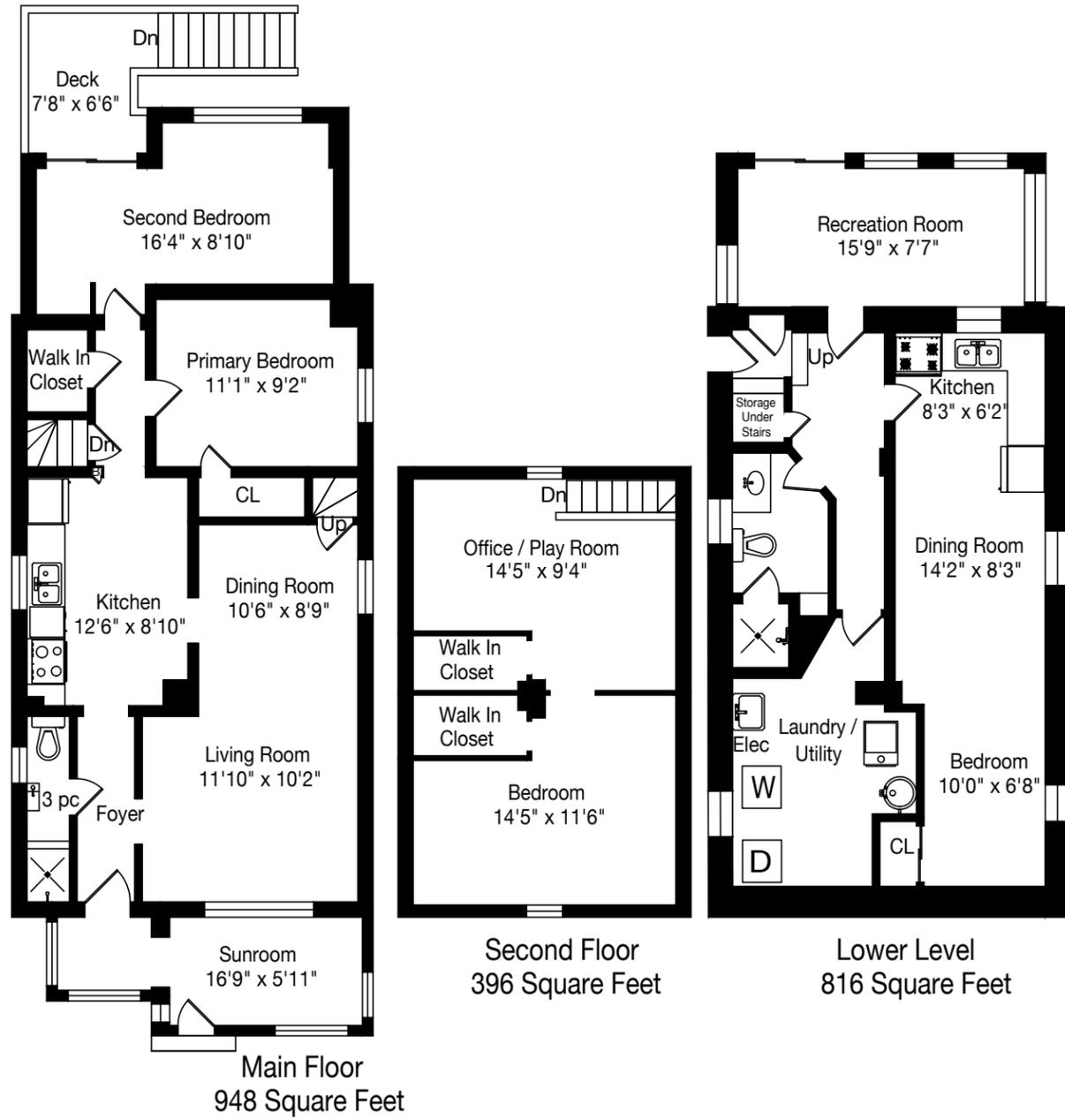
ADDITIONAL INFO

- Property Taxes:** \$3,705.20 (Annual in 2024)
- Lot Size:** 25 feet x 114.2 feet as per MPAC
- Parking:** Front pad parking for one car
- Square Footage:** 1,344 sq ft upper plus 816 sq ft lower per floor plans
- Possession:** 30-60 Days or to be arranged
- Heating:** Radiant heating with gas furnace and a window air conditioner
- Utility Costs:** *Hydro:* Approx. \$69.00/month (2024-2025)
Water: Approx. \$110.00/month (2024-2025)
Gas: Approx. \$128.00 /month (2024-2025)
- Inclusions:** Main Floor Refrigerator (Kenmore), Basement Refrigerator (Kenmore), Main Floor Stove/Oven (Kenmore), Basement Stove/Oven (Frigidaire), Dishwasher (Kenmore), Washer and Dryer, All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, Tables, Chairs and Shelves in Basement Unit, Window Air Conditioner, City of Toronto Garbage and Recycling Bins

A Home Inspection Report dated April 17, 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 very close to this home, your kids will get a great education in the neighbourhood.



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
Central Toronto Academy
Grades 9 to 12
570 Shaw St

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
3 mins

Charles Caccia Park
348 Nairn Ave
9 mins

Marble Hill Parkette
22 Ennerdale Rd
6 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|----------------------------|
| 3 Playgrounds | 1 Community Centre |
| 3 Pools | 1 Splash Pad |
| 2 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 2 minute walk away and the nearest rail transit stop is a 18 minute walk away.

Nearest Rail Transit Stop
Eglinton West Station
18 mins

Nearest Street Level Transit Stop
Dufferin St At Martin St
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 4.94km.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
555 Oakwood Ave

Police Station
1435 Eglinton Ave W



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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