

THE MILLS TEAM

is proud to present

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# 1 RESTWELL

CRESCENT





## WELCOME HOME

Perched on the corner of one of Bayview Village's most iconic streets, this admired ranch style bungalow is tasteful, timeless and ready for its next owner. Beautifully maintained and thoughtfully updated, 1 Restwell is light, bright and functions just right!

Over 1,800 sq ft on the main floor, and 1,600 in the lower with separate entrance - a perfect layout for growing families, in-laws, smart-sizers looking for one level living, or income potential.

Gorgeous views of the landscaped gardens and charming backyard can be seen from almost every room, including sunny south greenhouse windows in the large eat-in kitchen.

Enjoy 3 main floor bedrooms, including primary with ensuite and walk-in closet, and two more in the basement with easy second kitchen set-up.

Other highlights include two fireplaces, BBQ gas line, double-car garage and 6-car driveway.

Prestigious Bayview Village location, steps to schools, parks, shopping, TTC and subway. Preferred Earl Haig School district.



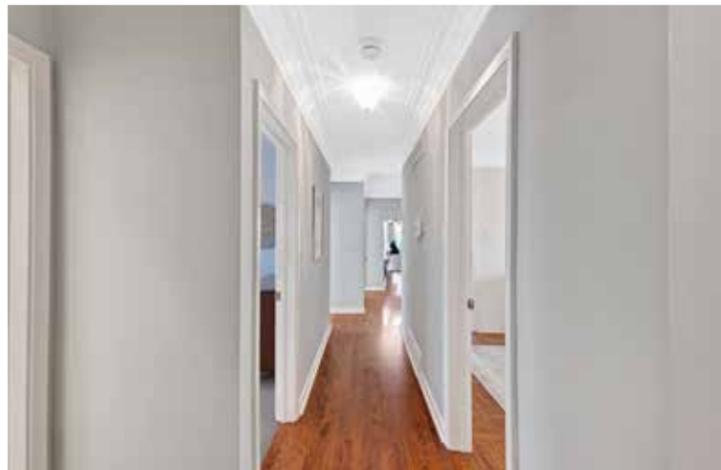


## ADDITIONAL INFO

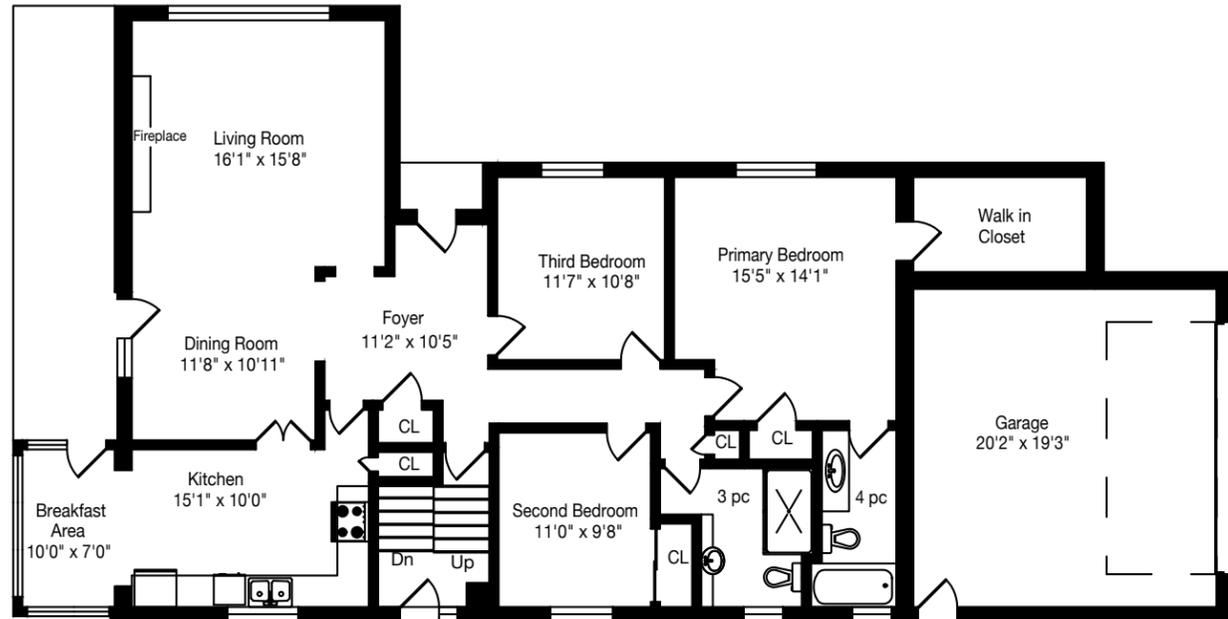
- Property Taxes:** \$10,221.48 (Annual in 2024)
- Lot Size:** 101.56 feet frontage and 57.19 feet depth as per geowarehouse - irregular per survey
- Square Footage:** 1,812 sq ft per upper, 1,613 sq ft lower and 439 sq ft garage per floor plans
- Possession:** 60 Days/TBD
- Parking:** Two car attached garage plus private drive with parking for 6 cars
- Heating:** Air conditioning/ heat pump system and forced air gas furnace
- Inclusions:** Stove (Frigidaire), Refrigerator (Amana), Microwave (Sharp), Dishwasher (Dirty Dish Tel), Compactor (KitchedAid), Washer (Whirlpool), Dryer (Whirlpool), Attached Television and Mount (Toshiba), Security System, All Parts of Furnace and Central Air Conditioner/ Heat Pump System, All built-in and attached Shelving, All Electrical Light Fixtures and All Window Coverings
- Exclusions:** None
- Rental Equipment:** None

A Home Inspection Report dated April 24th 2024 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

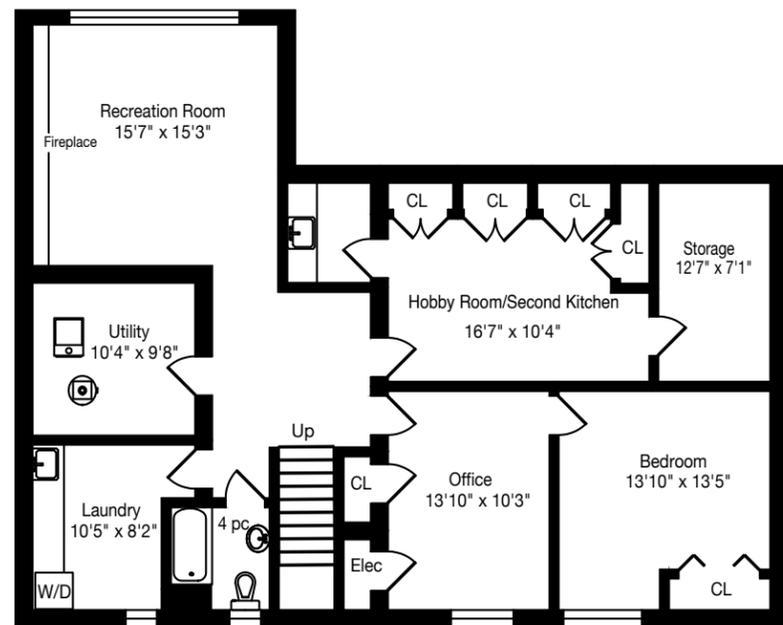
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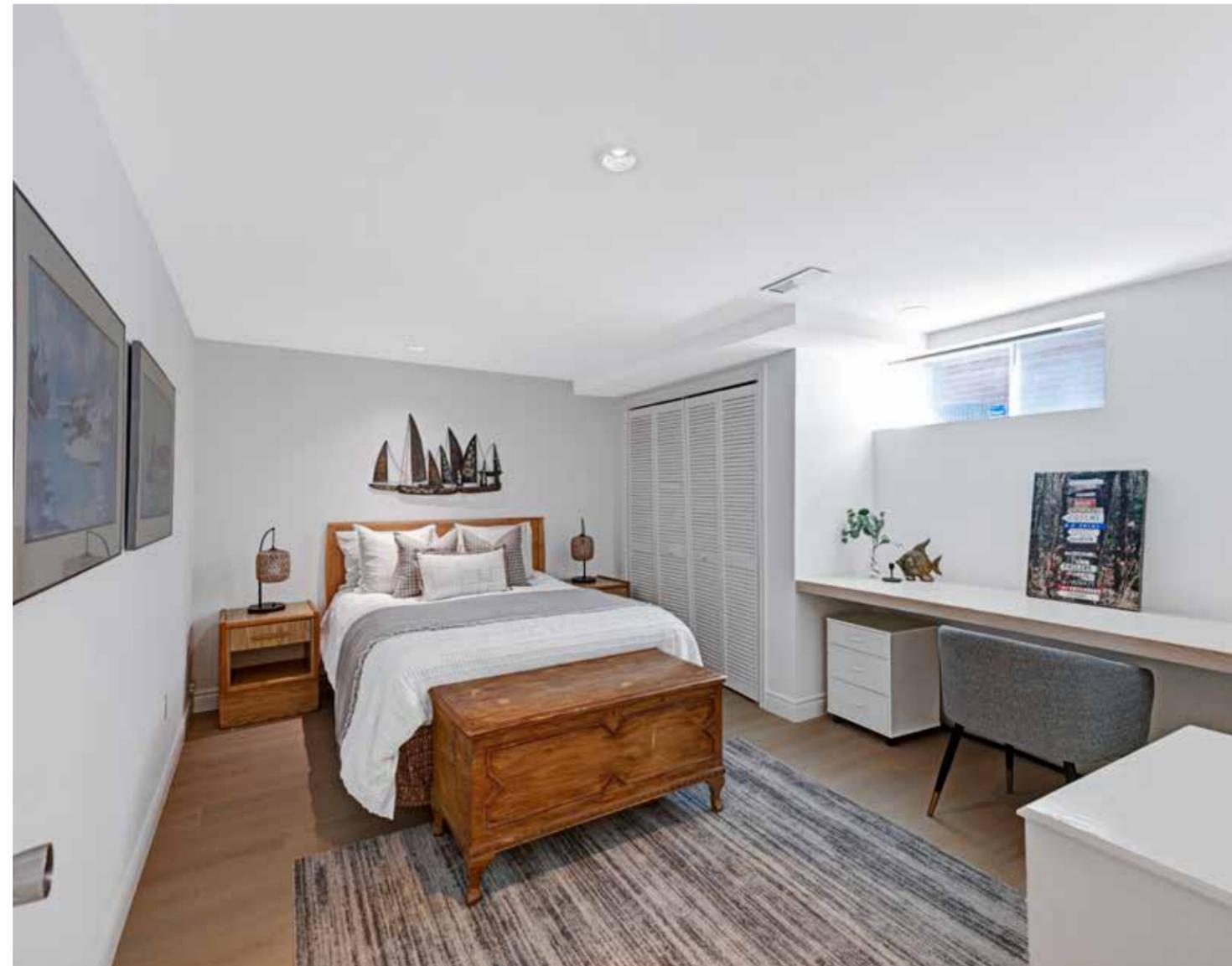


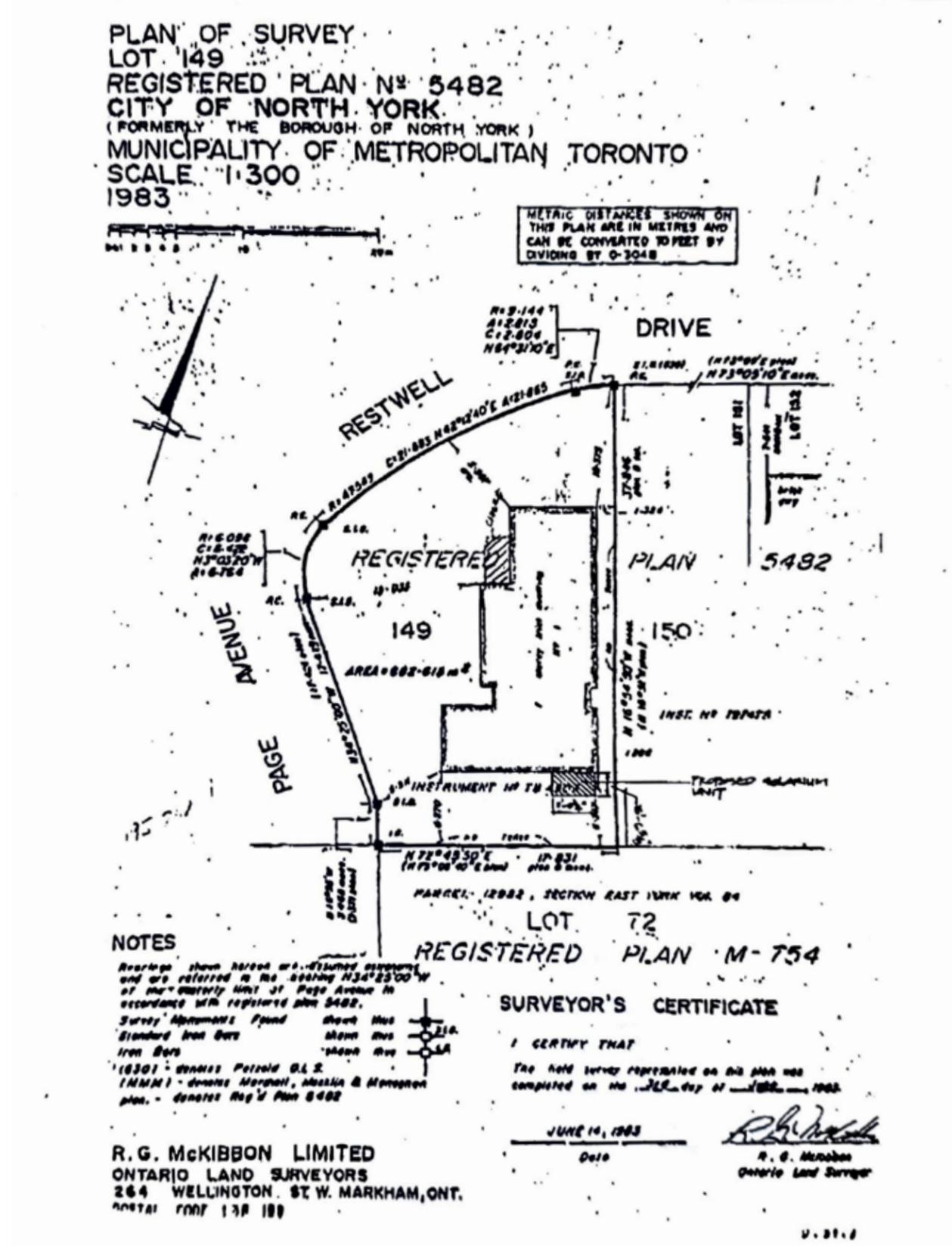


Main Floor  
1812 Square Feet  
+ 439 Garage



Lower Level  
1613 Square Feet





## SCHOOLS

With so many assigned and local public schools near this home, your kids can thrive in the neighbourhood.



**Bayview Middle School**  
Designated Catchment School  
Grades 6 to 8  
25 Bunty Ln

**Elkhorn Public School**  
Designated Catchment School  
Grades PK to 5  
10 Elkhorn Dr

**ÉÉ Paul-Demers**  
Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

**Earl Haig Secondary School**  
Designated Catchment School  
Grades 9 to 12  
100 Princess Ave

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

**Other Local Schools**  
**Lester B. Pearson Elementary School**  
Grades K to 8  
7 Snowcrest Ave

**Claude Watson School for the Arts**  
Grades 4 to 8  
130 Doris 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.

**Newtonbrook Park**  
935 Willowdale Ave  
 1 min

**Page Parkette**  
23 Valliere Pl  
 5 mins

**Bayview Village Park**  
2945 Bayview Ave  
 10 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
3 Playgrounds      1 Splash Pad  
6 Tennis Courts      3 Trails  
1 Ball Diamond



## TRANSIT

For convenient travel around the city, public transit is accessible from this home.

**Nearest Rail Transit Stop**  
Bessarion Station

17 mins

**Nearest Street Level Transit Stop**  
Finch Ave East At Page Ave

11 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.92km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
3300 Bayview Ave

**Police Station**  
30 Ellerslie Ave





**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

**TheMillsTeam.ca**

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1Restwell.com

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