

THE MILLS TEAM

is proud to present

15 BUGLE HILL
ROAD



15Buglehill.com



WELCOME HOME

- Lovingly maintained sun drenched 3+1 bedroom, 2-bath bungalow sitting on a rare 61-foot wide lot
- Located in the desirable Wishing Well neighborhood
- Owned by the same family for over 70 years, this home is in impeccable condition and is completely move-in ready
- Bright interior with oversized windows throughout that flood the space with natural light
- The gorgeous living room features wood burning fireplace and a large picture window with view over the south-facing backyard
- The main floor also includes a spacious dining room, updated kitchen, and generously sized bedrooms, perfect for families, downsizers or investors
- The basement includes a finished bedroom, or recreational space, and a newly renovated bathroom
- Endless potential to expand your living space further in the basement- create an additional recreational room, home office, guest suite, or even a secondary unit
- There's also a single car garage with 4 additional parking spaces in the driveway
- Conveniently located close to the TTC/Subway, Hwy 401/404/ DVP, Fairview Mall, many restaurants and Costco
- A short walk to Wishing Well Park with tennis, baseball diamonds and a playground

RECENT IMPROVEMENTS AND RENOVATIONS:

- New roof (2024)
- Replaced furnace (2021)
- Replace air conditioner (2021)
- Renovated basement bathroom (2020)
- Finished half of basement (2020)

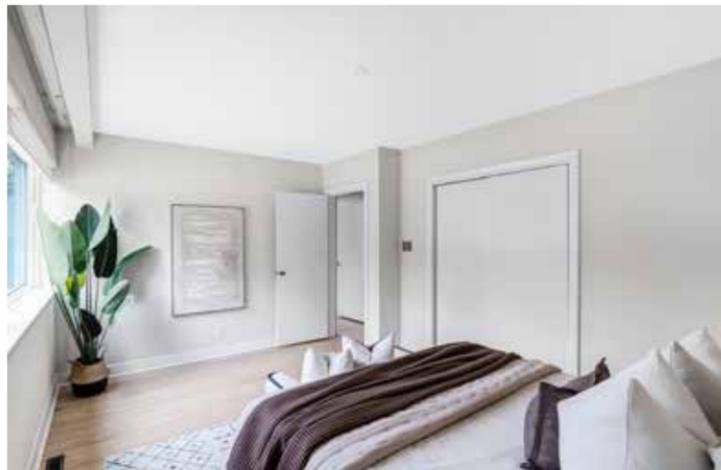


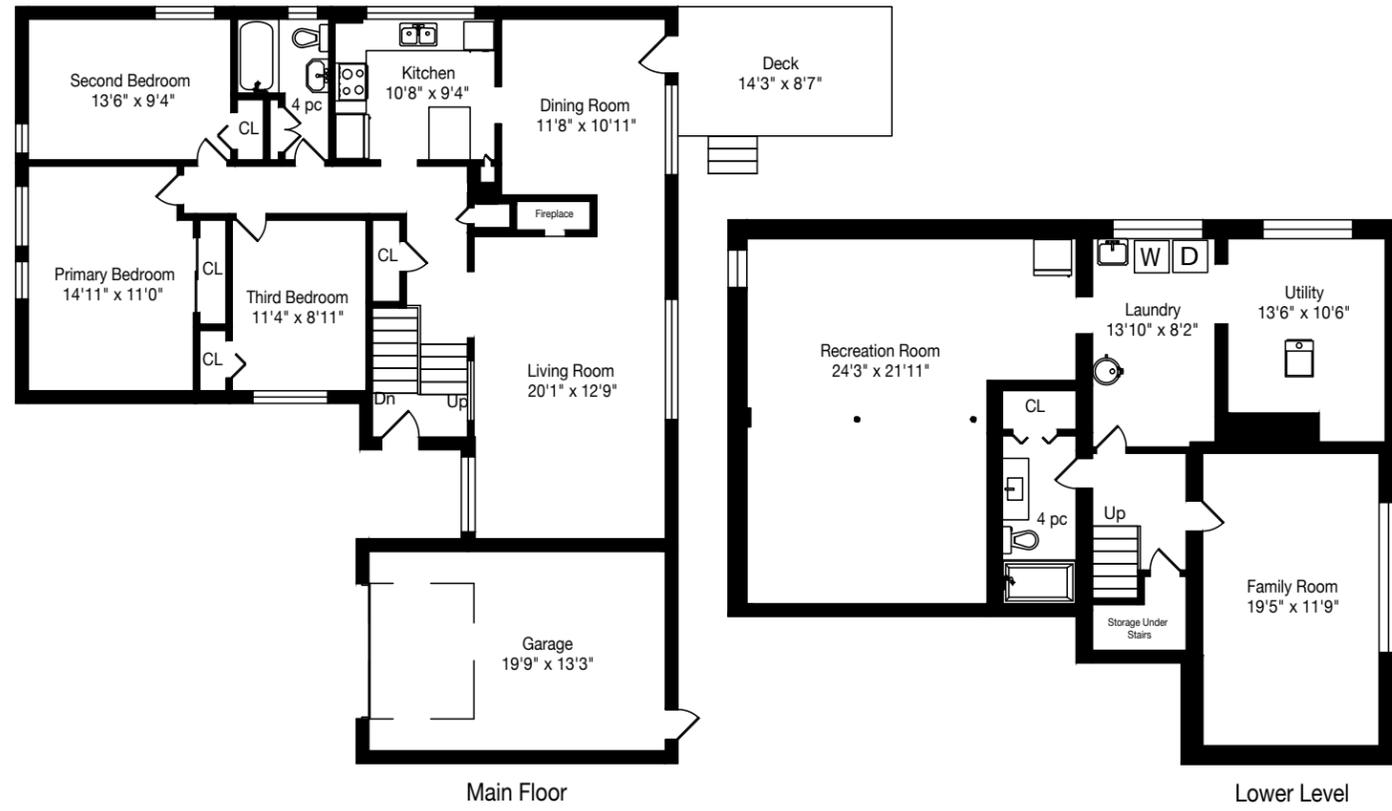
ADDITIONAL INFO

- Property Taxes:** \$5,386.12 (Annual in 2024)
- Lot Size:** 61 feet x 124 feet
- Parking:** Attached one car garage with private driveway and parking for four cars
- Square Footage:** 1,323 sq ft as per floor plans
- Possession:** 30-60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:** Hydro: Approx. \$125.00/month (2024-2025)
Water: Approx. \$54.00/month (2024-2025)
Gas: Approx. \$117.00 /month (2024-2025)
- Inclusions:** Refrigerator (Maytag), Stove/Oven (Kenmore), Hood Exhaust (Broan), Dishwasher (Kenmore), Washer and Dryer (Whirlpool), Basement Fridge (Viking), All built-in and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, Garage Remote, City of Toronto Garbage and Recycling Bins
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (Approximately \$23.00/month)

A Home Inspection Report dated June 10, 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 good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Vradenburg Junior Public School

Designated Catchment School
Grades PK to 6
50 Vradenburg Dr

Sir John A. Macdonald Collegiate Institute

Designated Catchment School
Grades 9 to 12
2300 Pharmacy Ave

J. B. Tyrrell Senior Public School

Designated Catchment School
Grades 7 to 8
10 Corinthian Blvd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Laure-Rièse

Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

Other Local Schools

Broadlands Public School

Grades K to 5
106 Broadlands Blvd

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.



Wishing Well Woods

1801 Pharmacy Ave



2 mins

Vradenburg Park

40 Vradenburg Cres



6 mins

Wishing Well Park

1801 Pharmacy Ave



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------|
| 5 Playgrounds | 3 Sports Fields |
| 6 Tennis Courts | 1 Splash Pad |
| 2 Basketball Courts | 1 Sports Court |
| 9 Ball Diamonds | |

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 31 minute walk away.

Nearest Rail Transit Stop

Don Mills Station

Nearest Street Level Transit Stop

Sheppard Ave East At Pharmacy Ave



4 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 3.67km.

Scarborough Health Network - Birchmount Campus

3030 Birchmount Rd

Fire Station

2340 Birchmount Rd

Police Station

50 Upjohn Rd



Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

15 BUGLE HILL ROAD



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

15Buglehill.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative