

171 Hillisdale Avenue East

Particulars:

Bedrooms: 2.

Bathrooms: 2.

Lot Size: 19.00 feet by 137.00 feet.

Parking: Permit parking required, buyer to coordinate.

Property Taxes: \$7,015.86 / 2023.

Possession: Immediate / TBD.

Inclusions:

All existing appliances, KitchenAid gas stove, Samsung dishwasher, KitchenAid fridge/freezer (icemaker in as-is condition), Whirlpool microwave, and Maytag washer and dryer. All electric light fixtures, all window coverings, built-in wardrobes in the second bedroom, all built-in cabinetry and shelving, central air conditioning unit, sump pump, and gas forced air furnace.

Exclusions:

All staging furniture and hanging artwork.

Subject to change. Please reference Schedule B.

Rental Items:

Hot water tank.

Features:

Open-concept main floor with large windows and crisp white walls.

Renovated kitchen with new quartz countertops, sink, and hardware.

Stainless steel appliances in the kitchen and generous storage options.

Tandem breakfast room overlooks the back deck and garden.

Main floor walk out to oversized deck and mature south-facing perennial gardens.

Two bedrooms on the second floor share access to a renovated four-piece bathroom.

Primary bedroom with vaulted ceilings, skylights, and a double closet for storage.

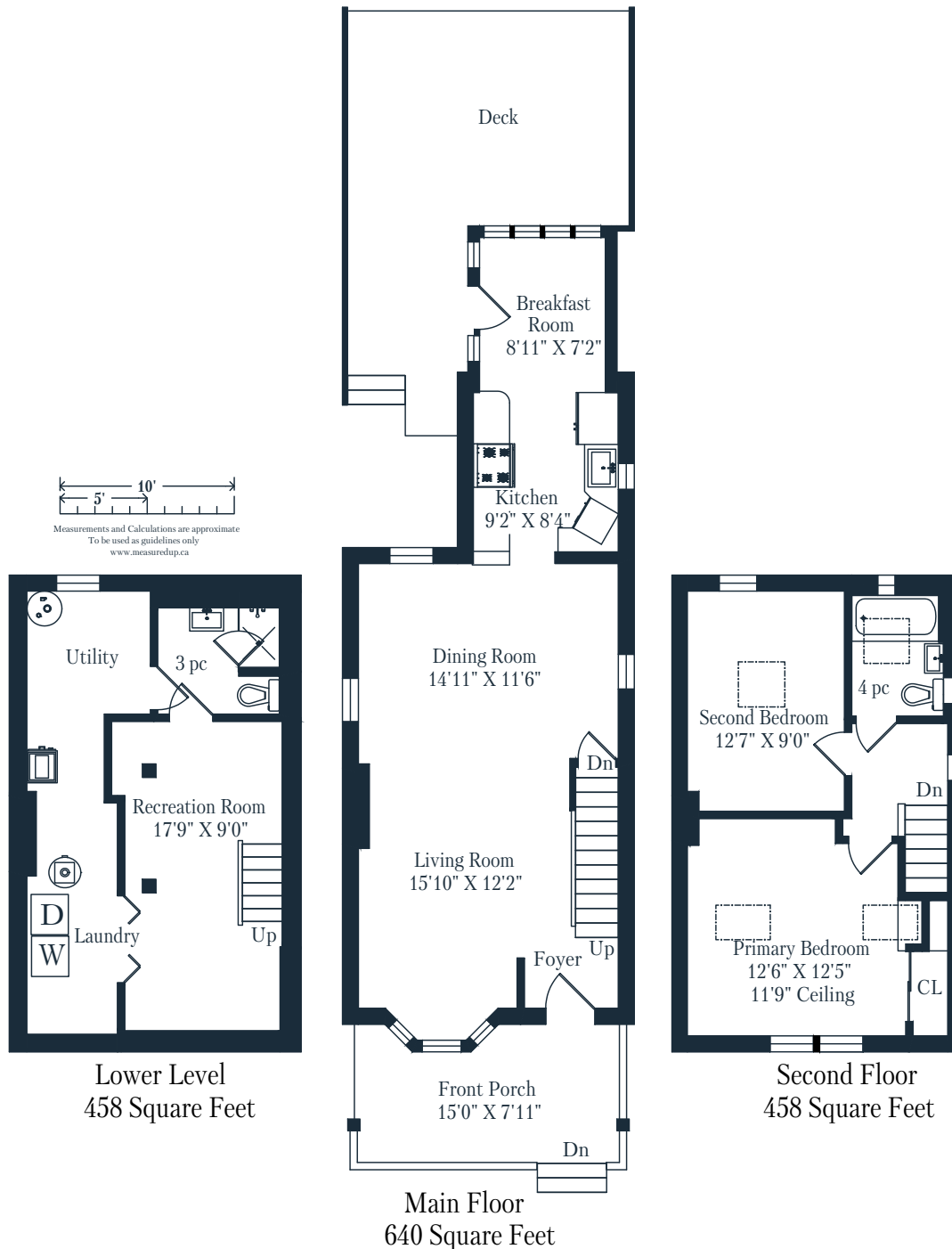
Built-in wardrobes in the second bedroom and views of the rear garden.

Finished lower level with recreation room and renovated three-piece bathroom.

Waterproofed basement with sump pump.

Terrific walking access to a world of amenities at Yonge and Eglinton.

Minutes to local parks, and a few short blocks to Eglinton Avenue Public School.



Upgrades:

New quartz kitchen countertops - 2023.

Painted recreation room - 2023.

Painted exterior bay window - 2023.

New front porch - 2022.

Entryway steps and railing - 2022.

Both bathrooms renovated - 2022.

Basement waterproofed - 2022.

New roof - 2011.

All four skylights replaced in two bedrooms and bathroom - 2011.

Schools:

PUBLIC SCHOOLS

Eglinton Junior Public School

Grades JK to 5

Hodgson Middle School

Grades 6 to 8

North Toronto Collegiate Institute

Grades 9 to 12

CATHOLIC SCHOOLS

St Monica Catholic School

Grades JK to 8

Holy Rosary Catholic School

Grades JK to 8, Early French Immersion

Marshall McLuhan Catholic Secondary School

Grades 9 to 12

PRIVATE SCHOOLS

Montcrest School

Grades JK to 8

Cornerstone Montessori Prep School

Grades Pre-K to 12

Branksome Hall

Grades JK to 12 (All Girls)

Neighbourhood:

RECREATION

Hodgson Skating Rink

12 minute walk

June Rowlands Park

10 minute walk

Manor Community Green

6 minute walk

TRANSPORTATION

Eglinton Subway Stop

8 minute walk

Mt Pleasant and Manor Bus Stop

5 minute walk

Don Valley Parkway

11 minute drive

SERVICES

Toronto Fire Station 134

5 minute drive

Toronto Police Service - 53 Division

4 minute drive

St Regis Hospital

15 minute drive

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