

51 Hillsdale Avenue East

www.51hillsdale.com



\$749,900



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*



Prudential

Sadie Moranis
Realty, Brokerage

416-487-4343

themillsteam@sadiemoranis.com

*Sales Representative **Broker



Living Room with Antique Fireplace



Open Concept Dining Room



Custom Kitchen Open to Dining Room



Breakfast Area with 2 Walk-outs



Den



Ensuite

Master Bedroom



Bedroom 2



Recreation Room

WELCOME TO 51 HILLSDALE AVENUE EAST

MAIN LEVEL

- Entry** ~ Oak front door with window, double door closet
~ Halogen pot lights, marble floor
- Foyer** ~ 9' ceiling height, oak staircase to upper level
~ Halogen pot lights, crown moulding, marble floor
~ Access to separate side entry/stairs to lower level
- Living Room**
15'1" x 10'6"
~ 9' ceiling height, open to dining room and den
~ Decorative antique marble fireplace with handsome wood mantle
~ Halogen pot lights, crown moulding, hardwood floor
- Den**
10'6" x 6"
~ Open to living room, triple window
~ Vaulted ceiling with skylight, hardwood floor
- Dining Room**
14'4" x 8'7"
~ 8'5" ceiling height, open to living room & kitchen
~ Large window overlooks rear deck
~ Crown moulding, hardwood floor
- Kitchen**
11'4" x 9'
~ 9' ceiling height
~ Open to breakfast area and dining room
~ Stainless steel Maytag refrigerator, stainless steel Frigidaire glass-top stove, stainless steel built-in Panasonic microwave/hood fan, Maytag dishwasher, offset stainless steel double sink with window above
~ Custom Kitchen Craft kitchen installed by Premier Kitchen & Bath with maple cabinetry, tumbled marble backsplash and granite countertops with task lighting
~ Halogen pot lights, travertine floor
- Breakfast Room**
11'5" x 7'9"
~ 9' ceiling, sliding door walk-out to covered deck
~ Double French door walk-out to deck and gardens
~ Two windows, halogen track lighting, travertine floor

SECOND LEVEL

- Master Bedroom** ~ Walk-in closet with built-in organizers
16'2" x 11'4" ~ Linen closet, multiple windows (7), broadloom
Ensuite 4pc ~ Whirlpool bath with hand-held shower spray, marble surround and window above
~ Wall-to-wall mirror, marble countertop and floor
- Bedroom 2** ~ Double closet with mirrored sliding doors
12'10" x 8'10" and built-in organizers
~ Double window, broadloom
- Bedroom 3** ~ Closet with mirrored door
11'6" x 8'8" ~ Window, broadloom
- Bathroom 4pc** ~ Vaulted ceiling with skylight
~ Granite countertop, ceramic tile floor
- Hallway** ~ Skylight, oak staircase, stained glass window
~ Halogen pot lights, broadloom
- LOWER LEVEL**
- Recreation Room** ~ Storage closet, above ground window
20'7" x 7'5" ~ Pot lights, broadloom
- Bathroom 3pc** ~ Pedestal sink, shower
~ Above ground window, ceramic tile floor
- Office** ~ Broadloom
12' x 8'8" - Irreg.
- Laundry Room** ~ GE washer, Hotpoint dryer, laundry sink
10'3" x 8'7" ~ Built-in shelving, ceramic tile floor
~ Access to extra storage under staircase

This level is completed with a utility room.



Recent Improvements & Upgrades at 51 Hillsdale Avenue East

Over \$75,000 in improvements since 2004

2008

- ~ Roof resingled with Certainteed Landmark 30 year architectural shingles, new flashings with ice and water membrane underlay around skylights, the front and back addition and the eaves
- ~ New Berber carpet in basement
- ~ Refinished front door
- ~ Backyard deck refinished

2007

- ~ 2nd floor bathroom renovated with new vanity, shower tiles, bath inlay, new lighting and freshly painted
- ~ Hot water tank purchased
- ~ New retaining wall in front yard
- ~ New washer and dryer

2005

- ~ Custom Kitchen Craft kitchen installed by Premier Kitchen & Bath with maple cabinetry, tumbled marble backsplash, granite countertops, stainless steel appliances and travertine floors

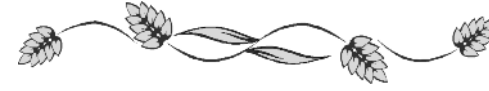
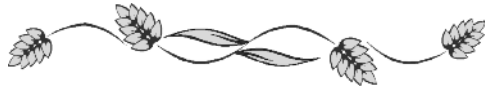
2004

- ~ Refinished hardwood floors, staircase and fireplace mantle
- ~ New staircase banister
- ~ Pot lights on the main and 2nd floor
- ~ Interior of house repainted

Other Features of the Home

- ~ Carrier high efficiency gas furnace & central air conditioner installed in 2003
- ~ Detached single car garage with automatic garage door opener
- ~ Parking for 2 cars
- ~ 3 skylights
- ~ 200 amp electrical service with circuit breakers and copper wiring (no knob & tube found as per Carson Dunlop inspection)
- ~ 1/2" copper water supply
- ~ Potential 3rd floor expansion





DAVISVILLE COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Davisville Park: (Davisville & Mount Pleasant) Pre-schoolers enjoy the playground and wading pool, while others utilize the baseball diamond. The park is host to six tennis courts used by the Davisville Tennis Club on evenings and weekends, with house league and tournament schedules.

Eglinton Park: (Yonge & Eglinton) This sports complex has an indoor track for running, weight room, fitness classes and swimming pool.

North Toronto Memorial Gardens: (Yonge & Eglinton) Offers a variety of programs for all ages. Pre-school Mom's and Tot's, Basketball House League, Adult's and Senior's programs as well as an indoor pool.

HEALTH CARE

Sunnybrook-Women's College Health Science Centre, Lyndhurst Hospital, University of Toronto

TRANSPORTATION:

Public: Walking distance to Yonge subway plus local bus service along Yonge St., Mt. Pleasant Rd, Davisville and Eglinton Ave. which connects to the Yonge Subway line

By Car: Downtown access via Yonge St. or Mt. Pleasant Rd. Highway 401 and Don Valley Parkway are within 10 minutes of Davisville Village

NEARBY ATTRACTIONS:

Downtown access to Harbourfront, Rogers Centre and the Air Canada Centre.

LOCAL SHOPS AND CONVENIENCES

Stroll to a wide array of Yonge Street shops and conveniences including: a variety of deli's, fruit markets, convenience stores, medical and dental offices, TD/Canada Trust, Rogers Video, Board Sports, Trek, jewelry stores, Fiorio hairdressers, flower shops, LCBO, drycleaners, The Paper Moon, Global Pet Shops, Indoors and Out, Potato Skins, The Art Shoppe, Au Lit Fine Linens and more!

There are also many shops and conveniences to be found along Mount Pleasant Road including: Mables Fables Book Store, Cheeseworth's Cleaners, Sobey's, Steve's Photography, Antique Lighting, Pleasant Nails, Le Feuvre's Chocolatier, Mastermind, Rosedale Kennedy Flowers, Fine Bulk Foods, Hillside Bakery and much more!

Yonge Eglinton Centre: One stop shopping with Metro, Toys R Us, Pharma Plus, Canada Trust, CIBC, LCBO, Pickle Barrel Restaurant, and Toronto Public Library just to name a few.

LOCAL RESTAURANTS:

Enjoy a wide selection of Yonge Street cafes and restaurants including: Starbucks, Tim Hortons, Timothy's World Coffee, Tabule, The Bow and Arrow, Uptown Posticino, Jaipur Grille, Manor Arms Pub and Restaurants, Zucca Trattori, Mariachi's, Coquine, Quince, C'est Bon, St. Louis Wings - just to name a few!

For more dining options, stroll along Mount Pleasant where you will find more cafes, fast food, and fine dining. Pallucci Restaurant, Zee Grill Seafood Restaurant, Greece Restaurant, Granite Brewery, Chick 'N Deli, Lai Toh Heen, Phebe's Bar/Grill, Positano's, Celestin, Pizza Pizza, Second Cup and more!

COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000

www.tdsb.on.ca

JK-6	Davisville/Metropolitan School for the Deaf 43 Millwood Rd	416-393-0570
7-8	Hodgson Sr. P.S. 282 Davisville Ave.	416-393-0390
9-12	North Toronto C.I. 70 Roehampton Ave.	416-393-9180
9-12	Northern Secondary School 851 Mount Pleasant Road	416-393-0270

Toronto Catholic District School Board 416-222-8282

www.tcdsb.on.ca

JK-8	St Monica Catholic School 14 Broadway Ave	416-393-5224
9-12	Marshal McLuhan 1107 Avenue Road	416-393-5561
9-12	Loretto Abbey Secondary School (girls) 101 Mason Blvd.	416-393-5510

French Immersion Programs

www.tdsb.on.ca

SK	Davisville /Metropolitan School for the Deaf (*Fall 2009) 43 Millwood Rd	416-393-0570
JK-6	John Fisher Jr. P.S. 40 Erskine Avenue	416-393-9325
JK-8	Northlea Elementary M.S. 305 Rumsey Road	416-396-2395
9-12	Leaside High School 200 Hanna Road	416-396-2380

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca

George Brown College, St. James Campus, 200 King St. E.	416-415-2000
Ryerson University, 350 Victoria St.	416-979-5000
University of Toronto, 27 Kings College Cir.	416-978-2011
York University, Glendon Campus, 2275 Bayview Ave.	416-487-6710

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html

PreK-12	Toronto French School (both), 296 Lawrence Ave	416-484-6533
3-12	Crescent School (boys), 2365 Bayview Avenue	416-449-2566
JK-12	Havergal College (girls), 1451 Avenue Road	416-483-3519
1-12	Upper Canada College (boys), 200 Lonsdale Rd	416-488-1125

ADDITIONAL INFORMATION

Property Taxes: \$4,960.81 (2008 Annual)

Lot Size: 28 feet x 135 feet
(25 foot wide at rear of property)

Parking: Mutual driveway
Detached 1 car garage (19'4" x 11'1")

Parking for 2 cars; 1 car in garage and 1 car in front of garage
Potential street permit parking

Possession: 60 to 90 days or to be arranged

Heating: Forced air gas heating with
central air conditioning

Utility Costs

Heating Costs: Approximately \$123 per month in 2008

Electrical Costs: Approximately \$115 per month in 2008

Water Costs: Approximately \$70 per month in 2008

Inclusions: Stainless steel refrigerator, stove, built-in dishwasher & microwave. Washer & dryer, all electric light fixtures and window coverings, hot water tank, garage door opener & remote, roughed-in central vacuum & all built-in shelving.

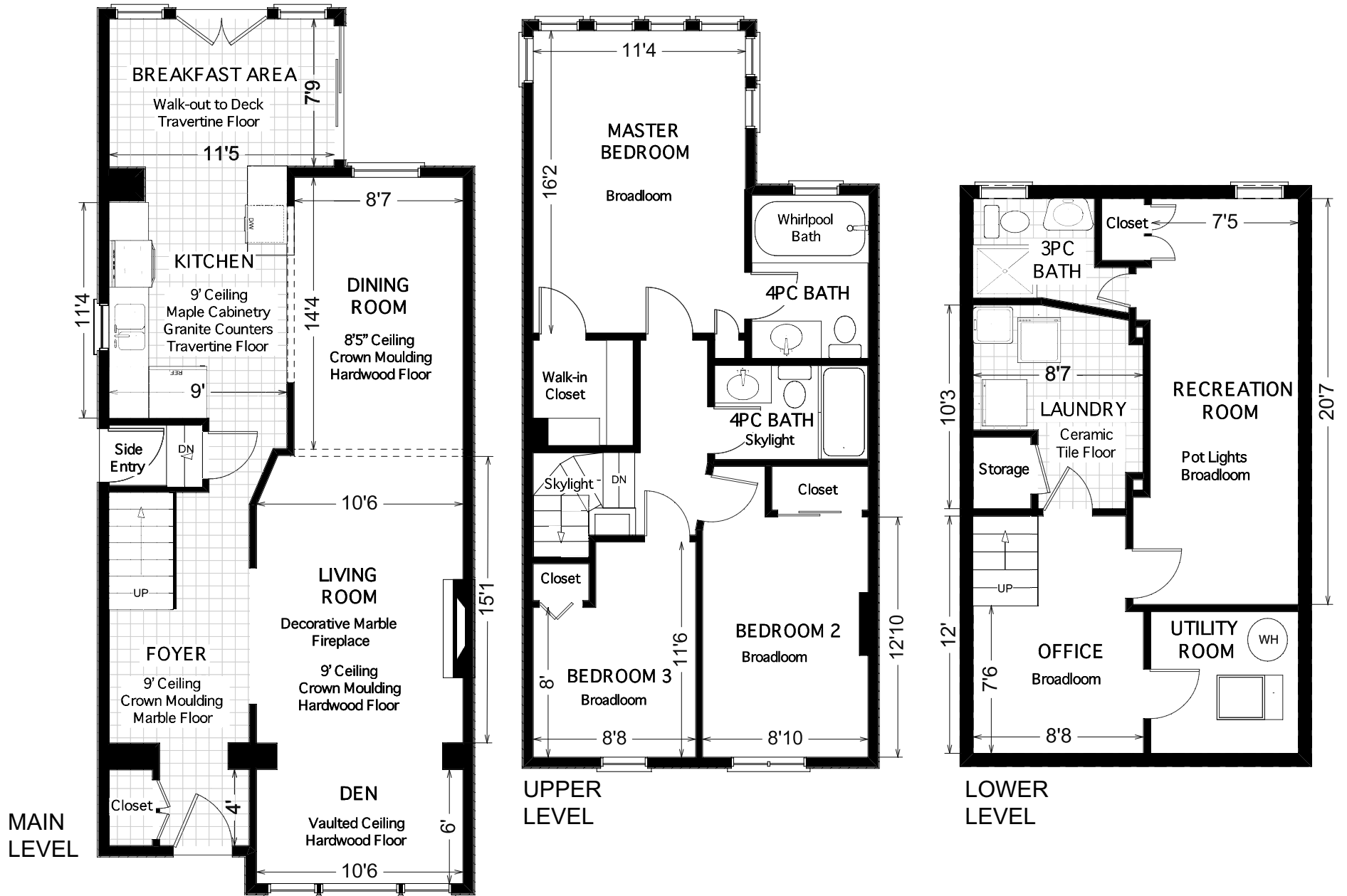
Exclusions: Plasma television on main floor

Carson Dunlop home inspection report dated Monday January 26, 2009 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

The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty is an independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a subsidiary of Prudential Insurance Company of America, owner of Trademarks.

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Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.