THE MILLS TEAM

is proud to present

46 BOWOOD AVENUE



46Bowood.com













LOCATION, LOCATION, LOCATION!

- Enjoy all that living at Yonge & Lawrence has to offer
- Start checking off the boxes on your wish list:
  - An updated detached home boasting charm and character
  - Full rear addition on all levels: main floor, 2nd floor and lower level
  - Main floor family room with walkout to deck and large private backyard
  - Main floor 2-piece powder room
  - Updated kitchen with stainless steel appliances and breakfast bar opening to the family room
  - 3 oversized bedrooms
  - 3 washrooms
  - Forced air gas heating and central air conditioning
  - Separate rear entrance to lower level with excellent basement apartment potential, or a delightful and bright home-office workspace, playroom or media room
  - Parking with licenced driveway widening permit
- Steps to the Lawrence subway station
- Leave your car at home and stroll to shops, restaurants, banks, groceries and a full array of conveniences
- Walk to parks
- Excellent public schools at all levels and multiple private school options
- Fabulous family-friendly neighbourhood
- Living on Bowood Avenue is a wonderful place to call home!











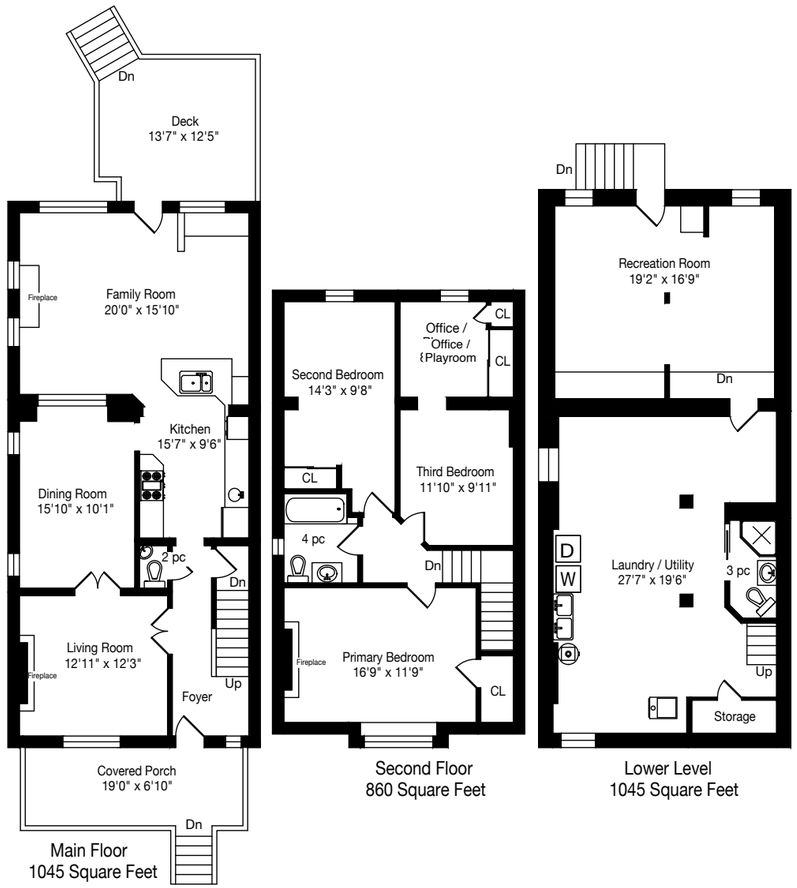


ADDITIONAL INFO

Property Taxes:	$8,883.89 (Annual in 2024)
Lot Size:	25 feet x 125 feet
Parking:	Licensed widened driveway with 1 car parking
Possession:	60 Days/TBA
Heating:	Forced air gas furnace with central air conditioning
Utility Costs:	*Electricity*: Approx. $140/month (2023) *Gas*: Approx. $188/month (2023) *Water*: Approx. $91/month (2023)
Inclusions:	Whirlpool refrigerator/freezer, KitchenAid gas stove, Miele dishwasher, Sunbeam microwave, Miele washer, Miele dryer, Insignia mini fridge in basement, all light fixtures, all window coverings (except excluded below), all built-in and attached shelving, all parts of gas furnace and central air conditioner, garden shed, birdbath in backyard and City of Toronto garbage and recycling containers
Exclusions:	Living room drapes
Rental:	Hot water tank (approx. $25/month)

A Home Inspection Report dated August 12, 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.

E & OE


Dn
Deck
13'7" x 12'5"
Fireplace
Family Room
20'0" x 15'10"
Kitchen
15'7" x 9'6"
Dining Room
15'10" x 10'1"
2 pc
Dn
Living Room
12'11" x 12'3"
Fireplace
Up
Foyer
Covered Porch
19'0" x 6'10"
Dn
Main Floor
1045 Square Feet
Second Bedroom
14'3" x 9'8"
Office /
Office /
Playroom
CL
CL
CL
Third Bedroom
11'10" x 9'11"
4 pc
Dn
Fireplace
Primary Bedroom
16'9" x 11'9"
CL
Second Floor
860 Square Feet
Dn
Recreation Room
19'2" x 16'9"
Dn
D
W
Laundry / Utility
27'7" x 19'6"
3 pc
Up
Storage
Lower Level
1045 Square Feet







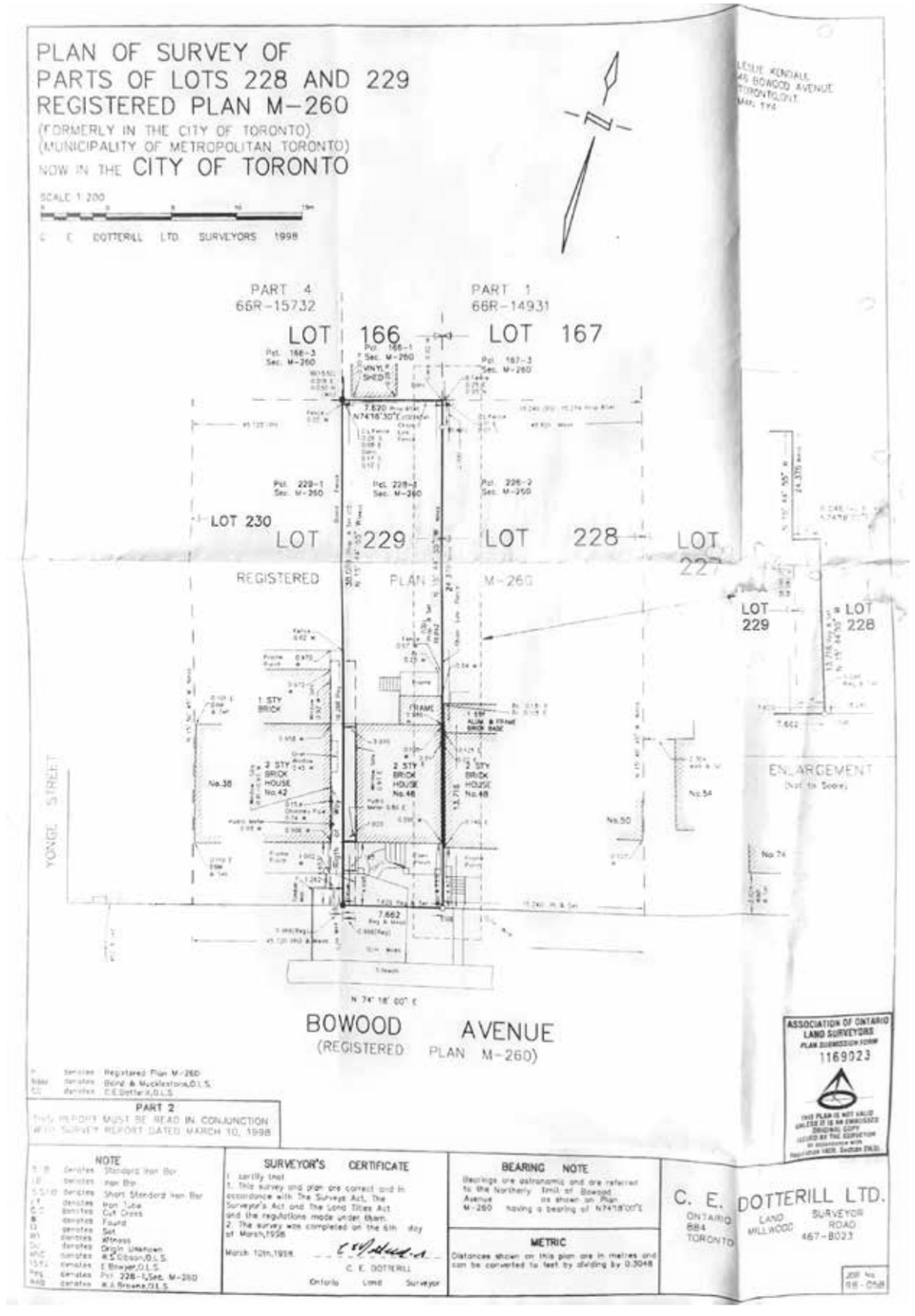











PLAN OF SURVEY OF
PARTS OF LOTS 228 AND 229
REGISTERED PLAN M-260
(FORMERLY IN THE CITY OF TORONTO)
(MUNICIPALITY OF METROPOLITAN TORONTO)
NOW IN THE CITY OF TORONTO
SCALE 1:200
C. E. DOTTERILL LTD. SURVEYORS 1998
PART 4
66R-15732
PART 1
66R-14931
LOT 166
LOT 167
LOT 230
LOT 229
LOT 228
LOT 227
REGISTERED PLAN M-260
LOT 229
LOT 228
ENLARGEMENT
YONGE STREET
No.38
No.42
No.46
No.50
No.54
No.74
BOWOOD AVENUE
(REGISTERED PLAN M-260)
PART 2
NOTE
SURVEYOR'S CERTIFICATE
BEARING NOTE
METRIC
ASSOCIATION OF ONTARIO LAND SURVEYORS
1169023
C. E. DOTTERILL LTD.
ONTARIO 884 TORONTO
LAND SURVEYOR MILLWOOD ROAD 467-8023

COMMUNITY SCHOOLS

Toronto District School Board **416-397-3000**
www.tdsb.on.ca

JK-8	Bedford Park Junior Public School 81 Ranleigh Avenue	416-393-9424

(Before and after school daycare at Ranleigh Rascals – ages 30 months to 12 years)

9-12	Lawrence Park Collegiate Institute 125 Chatsworth Drive	416-393-9500
9-12	Northern Secondary School 851 Mount Pleasant Rd.	416-393-0270

French Immersion Programs

JK-3	Bannockburn Public School 12 Bannockburn Avenue	416-395-8787
4-8	Bedford Park Junior Public School 81 Ranleigh Avenue	416-393-9424
9-12	Lawrence Park Collegiate Institute 125 Chatsworth Drive	416-393-9500

Toronto Catholic District School Board **416-222-8282**
www.tcdsb.on.ca

JK-8	Blessed Sacrament C. S. 24 Bedford Park Ave	416-393-5226
9-12	Marshall McLuhan C. S. S. 1107 Avenue Road	416-393-5561

Toronto Private Schools
www.edu.gov.on.ca/eng/general/elemsec/privsch

PreK-12	St. Clement's School 21 St. Clements Ave	416-483-4835
PreK-12	Toronto French School 306 Lawrence Ave. E.	416-484-6533
JK-12	Havergal College (Girls) 1451 Avenue Road	416-483-3843
SK-12	Upper Canada College (Boys) 200 Lonsdale Road	416-488-1125
3-12	Crescent School (Boys) 2365 Bayview Avenue	416-449-2556











THE MILLS TEAM

AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE® Signature Realty
IND. OWNED & OPERATED 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