



170 Hillside Avenue



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Welcome to this fantastic home on a beautiful tree lined street in the heart of Mimico. This renovated detached house has a beautiful open concept main floor with a living room that offers an electric fireplace, feature stone wall and built-in glass display cabinets. The kitchen is nicely appointed with shaker style cabinetry and under cabinet lighting, stainless steel appliances, and countertops that are both granite and Caesarstone. The second floor offers three bedrooms and a four piece washroom. The lower level offers a playroom, laundry and utility room and a crawl space for additional storage. Enjoy the stylish and contemporary aesthetic throughout the house and the many upgrades by the current owners. The gardens at both front and back have been landscaped and the lot is a wonderful 25 x 125 feet with room to add on. A workshop/ garden shed with power at the back of the property has many possibilities! Enjoy this move in ready home in this tranquil setting, close to excellent area schools, shops and transit, a ten minute walk to the GO and a fifteen minute train ride to Union Station downtown. Hillside Park is across the street!













We have been living here for four years and this house is the first home for our two daughters. The open concept of the main floor, where we can cook dinner while watching our daughters play in the family room, was one of the biggest reasons why we found this house so appealing and, to this day, it remains one of our favourite features. The backyard, which has turned into our every-day oasis, has proved to be an even bigger lifesaver in the last two years as it has provided a safe haven for our kids to play, tend to their vegetable garden and practice their hopscotch.

We bought this house with plans of starting a family and so we were very focused on: proximity to good schools (this house is in the catchment for John English, and there are lots of other highly rated junior and senior schools nearby), daycares (there are plenty nearby, including the new Royal York daycare that is just about to open a few blocks away) and parks with playgrounds (one of which is five houses away and many of which are within walking distance). Furthermore, we walk ten minutes and arrive at the lake where we can swim or play at the beach. This house has exceeded all of our expectations. But one of the most unique features of this house is the people in this neighbourhood. As we sit to write this letter, we can hear our neighbours exchanging donuts from the local bakery and laughing about the blow-up pools we plan to set up in each others' yards this summer. We have come to know and adore all of our neighbours, and whether you need some milk for a Sunday coffee or someone to housesit while you go up north for the weekend, the people in this neighbourhood are always surprising us with their endless kindness.

From this house, you have easy access to the highways, the Go Train, close proximity to restaurants (take a cruise up to the Queensway or head south to the lakeshore), shopping (Sherway Gardens and several big box stores are a 10 minute drive away), grocery stores and pharmacies. When you walk through the house, you won't be able to miss the gorgeous real hardwood floors or the beautiful new fences, but let us tell you a few things that we will truly miss about living here, and things that we would not want you to miss – summertime walks to San Remo Bakery's for some gelato, taking our daughters to a local dance class every Saturday morning, riding our bikes to the lake, playing tennis at one of the many of courts in our neighbourhood, venturing to Jeff Healey Park for some tobogganing during a snowfall, exploring the breathtaking walks and hikes in the area (including High Park and Humberview Park), and BBQing in the backyard, when the trees are in full foliage and the backyard feels so very private.

We are very sad to leave this house, but we are confident that whoever chooses to make this house will make it a loving and happy home. Good luck with your house hunt! Hopefully this is your last stop!

Whitney and Darran



MAIN FLOOR

- Front Entrance
- Tile floor
 - Recessed halogen lighting

- Living Room
- Hardwood floor
 - Open concept
 - Built-in electric fireplace with stone accent wall
 - Built-in glass display shelves with halogen spot lighting
 - Picture window overlooking Hillside Avenue
 - Recessed halogen lighting

- Dining Room
- Hardwood floor
 - Open concept
 - Floating shelves
 - Picture window
 - Recessed halogen lighting

- Powder Room
- Tile floor
 - Floating vanity
 - Wall mirror
 - Polished chrome fixture and taps
 - Recessed halogen lighting

- Kitchen/Breakfast Area
- Hardwood floor
 - Custom shaker style cabinetry with glass display shelves
 - Granite and Caesarstone countertops
 - Large double porcelain farmer’s sink
 - Brushed chrome KWC gooseneck faucet
 - Island with pendant lighting above
 - Whirlpool stainless steel fridge
 - Maytag stainless steel induction stove with oven
 - Whirlpool stainless steel dishwasher
 - IKEA Stainless steel microwave/exhaust fan
 - Honeycomb tiled backsplash
 - Built-in shelving
 - Floating wall unit
 - Pantry
 - Window overlooking backyard patio and garden
 - Walk out to patio and garden
 - Under cabinet lighting
 - Recessed halogen lighting

SECOND FLOOR

- Bedroom
- Hardwood floor
 - Pretty view overlooking the rear garden
 - Floating shelves
 - Closet

- Four Piece Washroom
- Tile floor
 - Floating vanity
 - Polished chrome fixtures and taps
 - Hanging mirror
 - Large soaker tub with rain showerhead
 - Window with privacy glass
 - Decorative wall tile

Linen Closet

- Primary Bedroom
- Hardwood floor
 - Double closet
 - Pretty tree line view overlooking Hillside Avenue

- Bedroom/Nursery
- Broadloom
 - Above grade windows
 - Sliding barn door

LOWER LEVEL

- Play Room
- Broadloom
 - Above grade window

- Laundry Room/Utility Room
- Samsung VRT front loading washing machine
 - Whirlpool duet front loading dryer
 - Laundry tub
 - Above grade window
 - Deep freeze
 - Crawl space

UPGRADES BY THE CURRENT OWNERS

- 2018
- Full paint of the interior and exterior
 - New fireplace and feature wall
- 2019
- New roof
 - Second floor bathroom upgrade
- 2020
- All new fencing and gates
 - New raised garden
- 2021
- Trimming of large Walnut tree
 - Replaced front porch deck
 - New asphalt driveway and side pathway
 - New front flower garden
 - Cleaning of roof gutters
- 2022
- New flowers and shrubs
 - Full paint of the interior

ADDITIONAL INFORMATION

Lot Size: 25’ x 125’

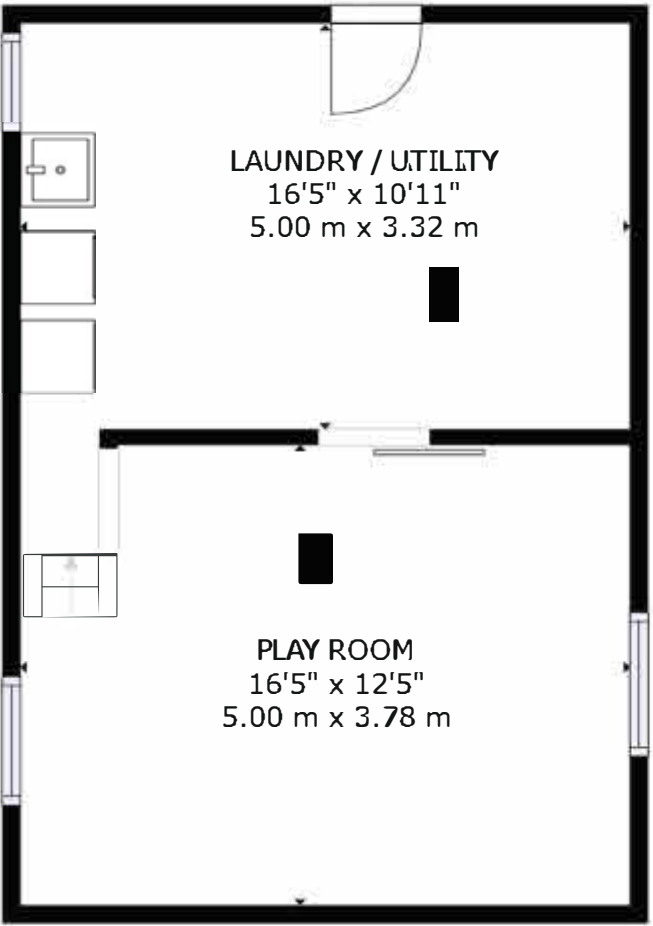
Taxes: \$4,145.48 (2022)

Possession: End of August/September TBA

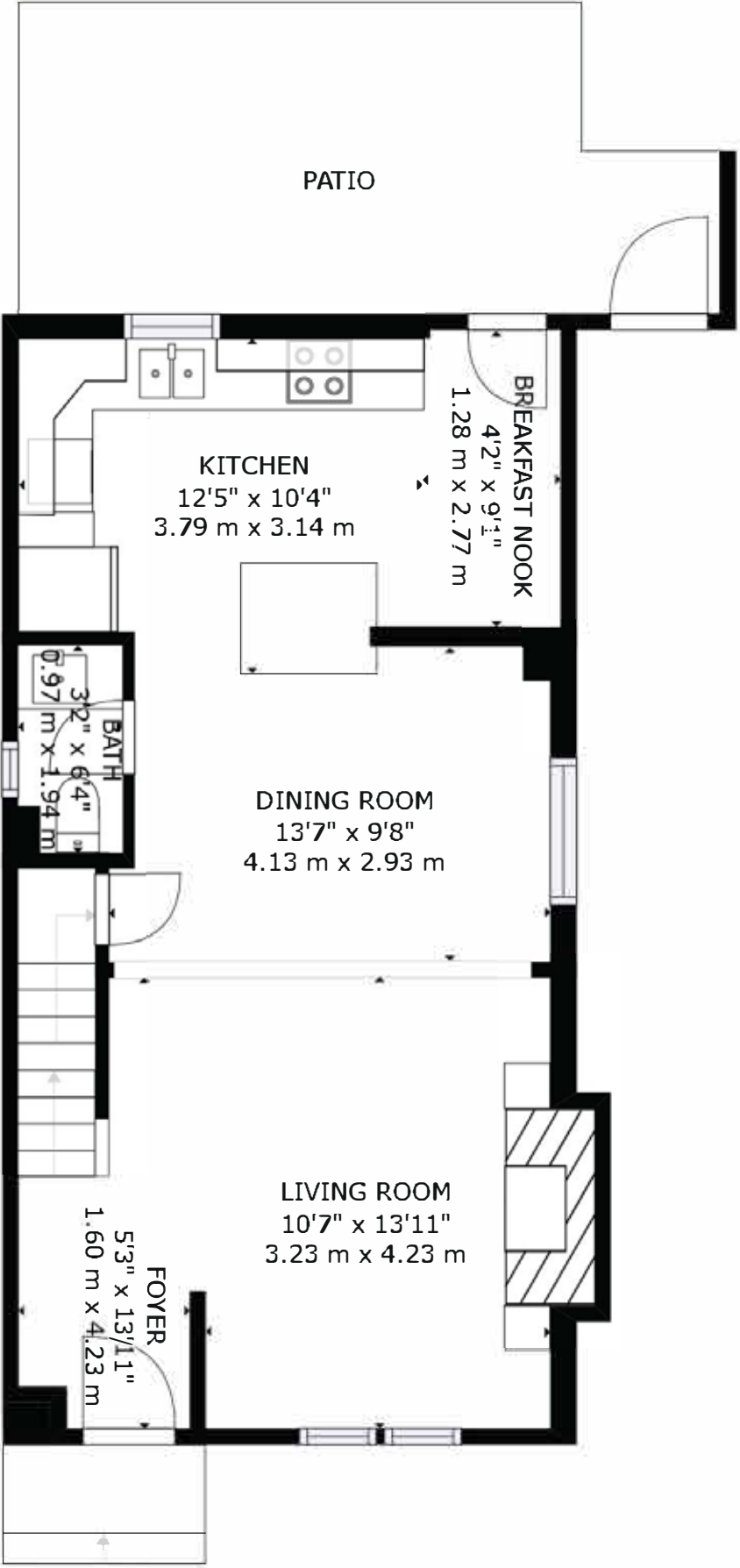
Inclusions:
All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings and blinds, deep freeze, all custom built-ins, baby gates, workshop/shed (with power), landscape lighting, television (in living room) and electric fireplace and remote.

OFFERED FOR SALE AT
\$1,199,000.⁰⁰

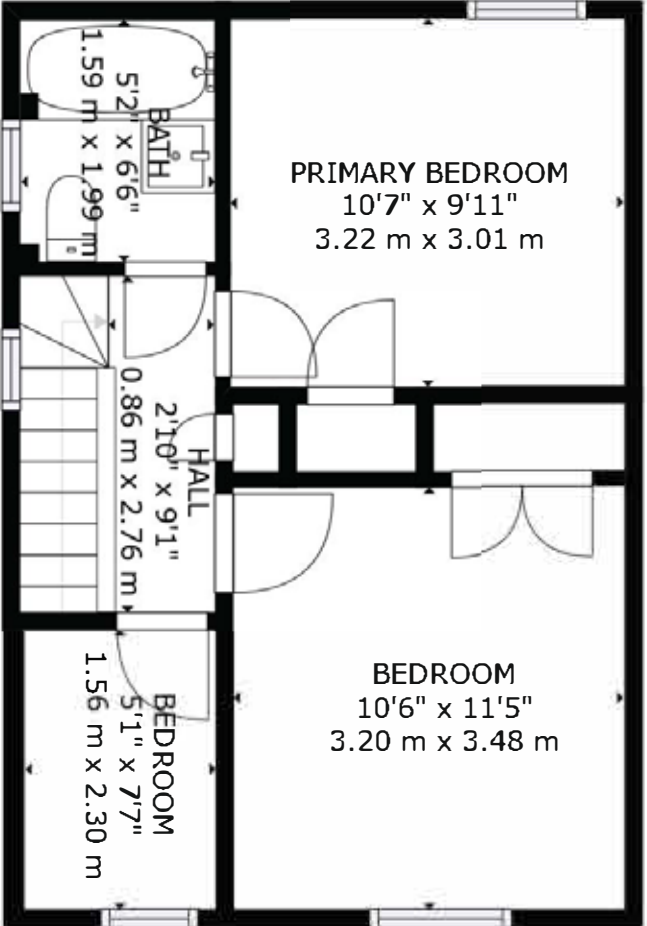




BASEMENT



MAIN FLOOR



SECOND FLOOR



LEEANNE WELD KOSTOPOULOS

Sales Representative
Gairdner Award Winner
 2004-2021

Lifetime Chairman's Award Winner

Chairman's Award Winner 2019
Top 5 Dollar Volume



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