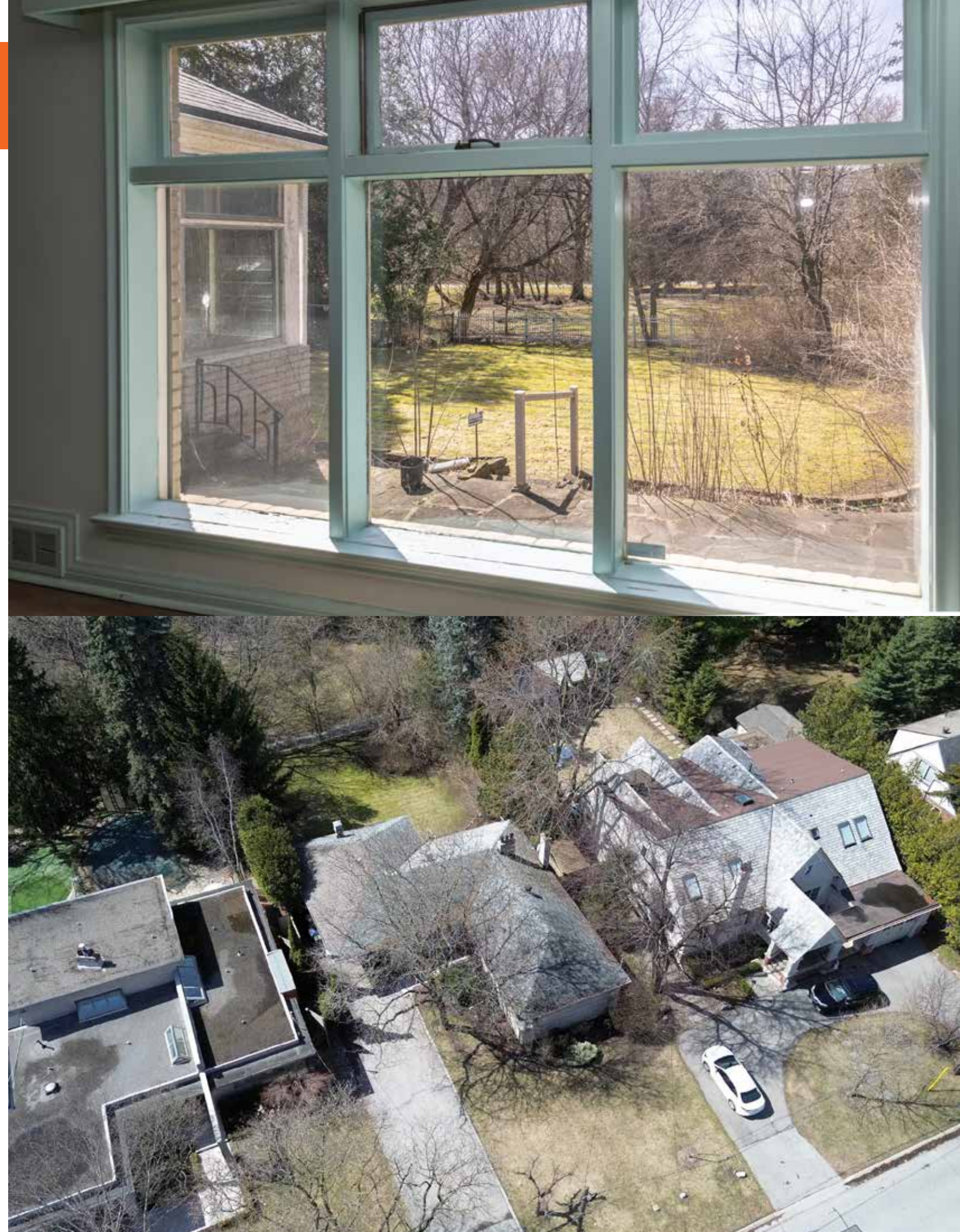




Welcome to 10 Campbell Crescent

Excellent building lot and an opportunity to build your dream home in desirable Hoggs Hollow. Rare 60 x 151 ft west facing lot backing onto Jolly Miller Park. Enjoy the sunny west exposure overlooking the park and the Don River beyond. Beautiful tree lined street in the Hollow, with close proximity to Yonge Street transit and the highway system. Build in this family-oriented community close to top rated Toronto schools, both public (Armour Heights PS, York Mills CI) and private (Havergal College, Toronto French, Crescent School). Enjoy this idyllic neighbourhood where country meets city. Wide regular shaped lot, flat, and buildable. Very private and well treed around the perimeter, truly an oasis in the city. Solid three bedroom bungalow currently sits on the property.







main floor

- Foyer
- Coat closet
 - Front door with transom windows

- Kitchen
- Tile backsplash
 - Large picture window overlooking front garden
 - Pantry
 - Built-in butcher block
 - Frigidaire refrigerator
 - Beaumark dishwasher
 - Four burner stove with oven and upper oven
 - Built-in bench

- Two Piece Washroom
- Tile floor
 - Vanity with storage and chrome fixtures and taps
 - Built-in mirrored medicine cabinet
 - Window overlooking front garden

- Living Room
- Fireplace with floor to ceiling marble tile hearth
 - Built-in shelving
 - Floor to ceiling windows overlooking back garden and Jolly Miller Park

- Dining Room
- Combined with living room
 - Closet with built-in shelving
 - Walk out to sunroom

- Sunroom (not heated)
- Slate tile floor
 - Built-in grill
 - Wall to wall windows overlooking back garden and park
 - Walk out to back garden

- Bedroom
- Closet with built-ins
 - Large west-facing window

- Bedroom
- Closet with built-ins
 - Large west-facing window

Four Piece Washroom

- Primary Bedroom
- Broadloom
 - Double closets with built-ins
 - Large picture windows overlooking front garden

lower level

- Recreation Room
- Large louver doors to close off small sitting area
 - Decorative brick mantle
 - Above grade windows with west sunlight

Storage Room with built-in shelves

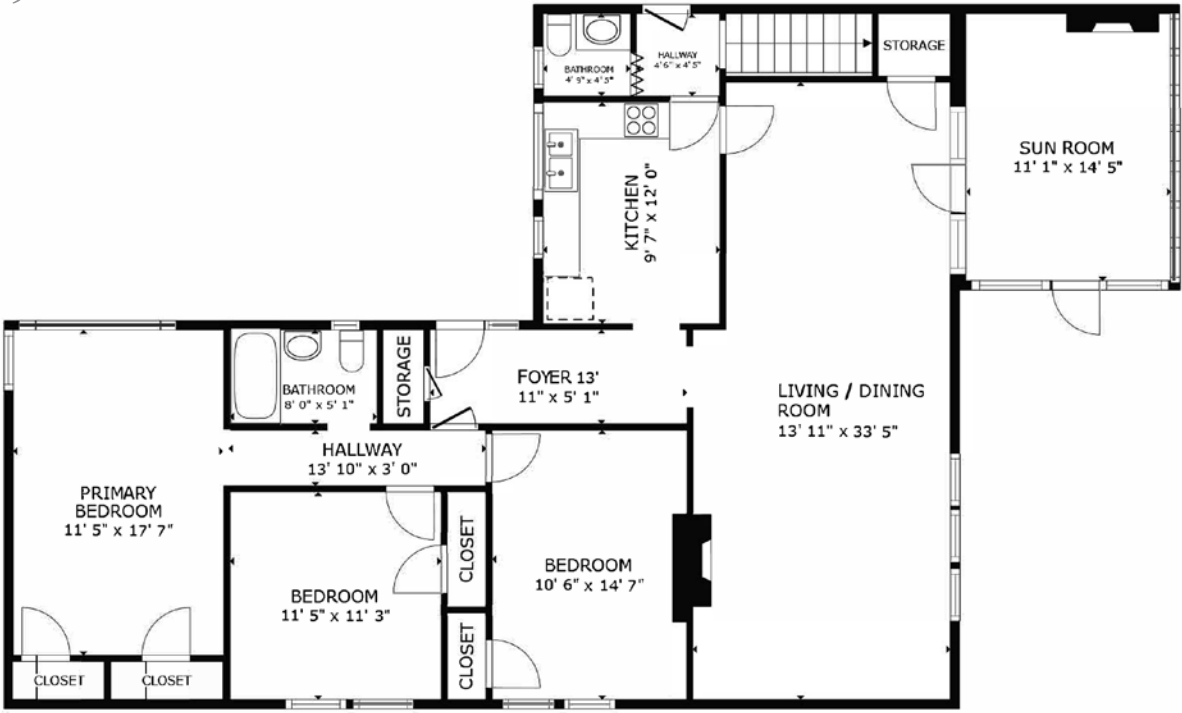
- Utility Room
- Cement floor
 - Above grade window

- Laundry
- Whirlpool washer
 - GE dryer
 - Laundry sink
 - Above grade windows

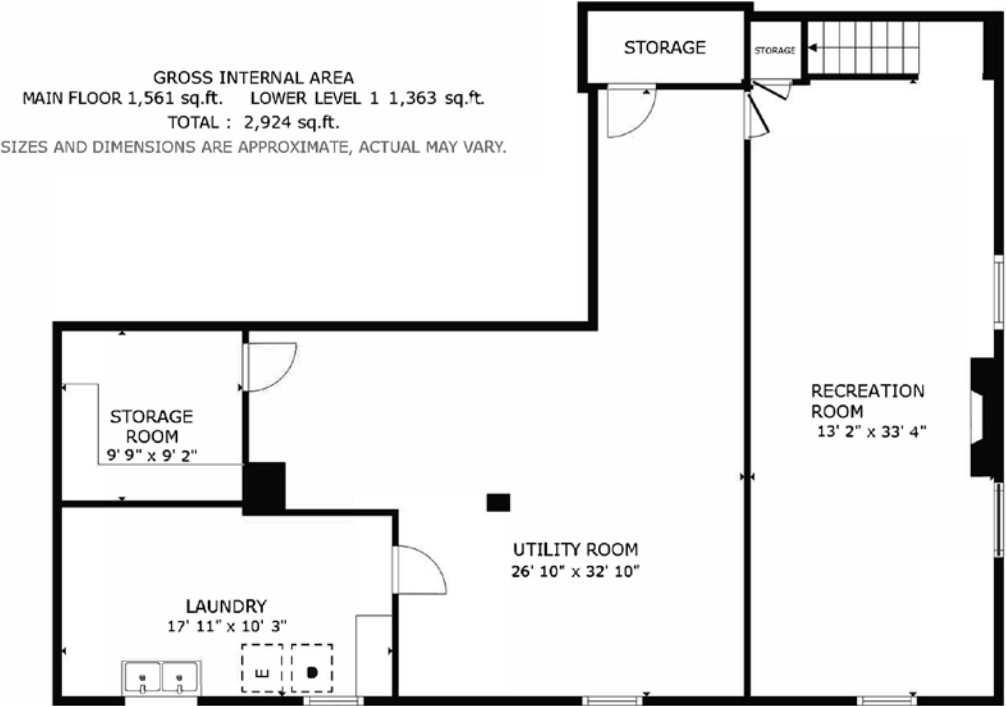
- Storage Room
- Built-in shelving
 - Sink

Additional Information
Taxes: \$13,976.75 (2024)
Lot Size: 60’ x 151’
Possession: 60 Days / TBA
Parking: Attached garage and private drive
Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all built-in ceiling fans, all built-ins. All items as-is where-is.

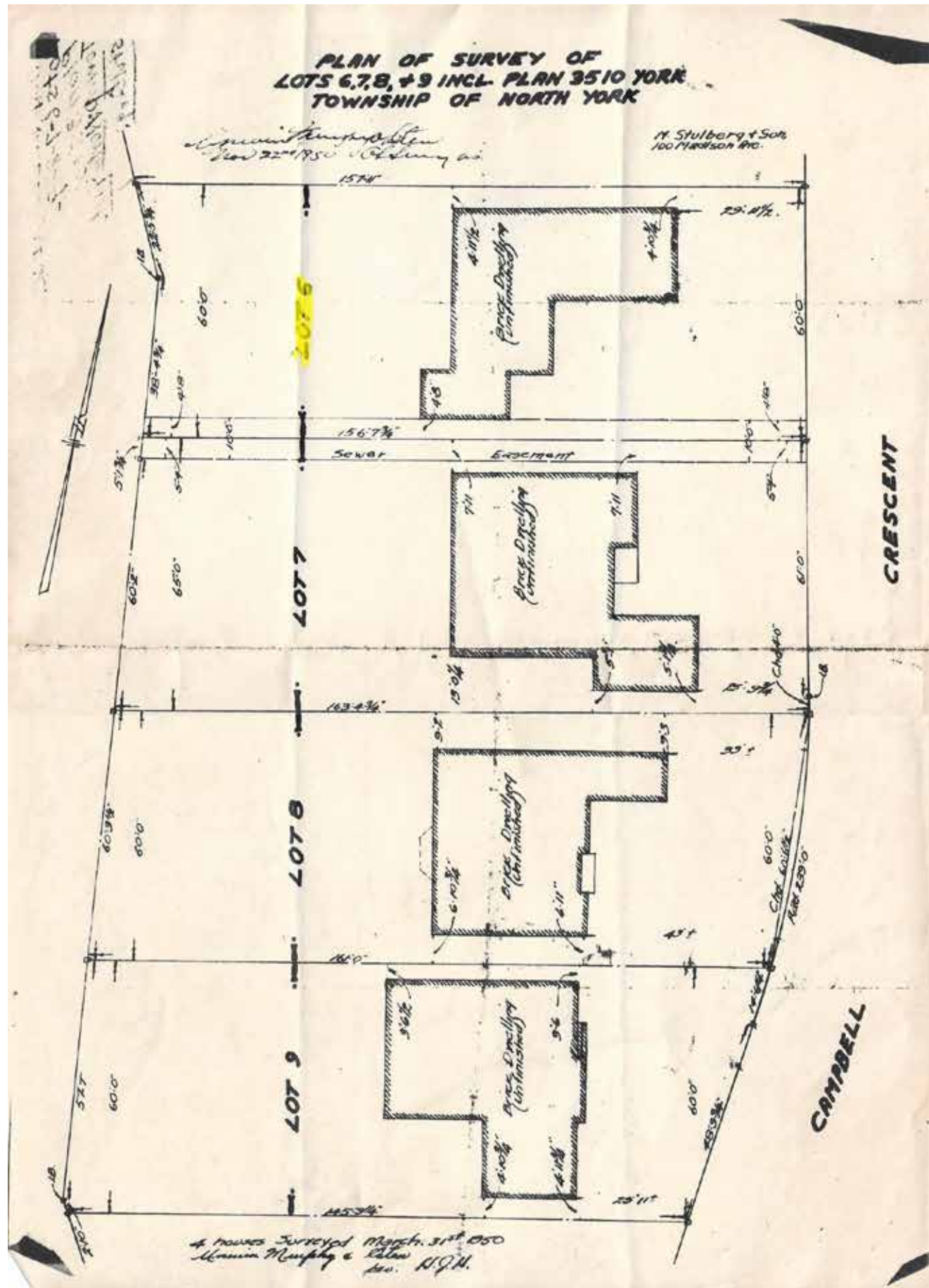
Offered For Sale at
\$3,195,000.⁰⁰



MAIN FLOOR



LOWER LEVEL



From the owners...

We have fond memories of living our childhood in Campbell Crescent as a family. Hoggs Hollow is a family friendly suburb with easy walking pathways, lots of parkland and plenty of friendly faces - a real community. Our neighbour's children were our school friends, and we still hold those lifelong friendships. We walked to our tennis lessons on Old Mill Hill Road, played at the local playground, carried our toboggans on snowy days heading to the legendary "big hill" near Yonge Street or the gentler slope at the end of our street, depending on the snow fall. In spring we would ride our bikes all around the streets and play hide & seek in the park beyond the backyard. Labour Day was never complete without backyard fireworks in Campbell Crescent or down in the park on Brookfield Road. My brothers attended high school nearby, I went to a high school downtown, and Dad worked in University Avenue so cutting across the park from our backyard to commute from York Mills station made life really easy, no matter the weather. We would hop on the subway for the libraries either at Lawrence or up at North York. And when we got away on weekends to our farm or were heading to Pearson Airport, the easy access to the 401 from our parkland setting was always a quick trip. This really is a neighbourhood combining nature and city together!





Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2024
Lifetime Chairman's Award Winner



JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

LEEANNE WELD KOSTOPOULOS

Sales Representative
 c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com



The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.