



# 420 Hillside Avenue E

Presented by:



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# Welcome to 420 Hillside Ave E in Davisville Village!

## Property Information

### OVERVIEW:

- Luxurious, elegant and comfortable home in sought-after Davisville Village. Rebuilt and completely renovated in 2011, every square inch of this detached home exudes pride of ownership - in immaculate condition throughout.
- 420 Hillside Ave E is a show stopper! The layout is wonderfully convenient for today's active lifestyle with multiple entrances and great flow.
- Impressive natural stone facade, cedar roof, copper eaves and solid mahogany front door. Beautifully landscaped front and back.
- Some of the exceptional interior features of this bright and airy home include: open-concept spaces, wainscoting, main floor powder room, a splendid, modern kitchen, large windows throughout, spacious bedrooms, bright recreation room with gas fireplace and guest bedroom on the lower level and so much more.
- Backyard paradise and sanctuary in the centre of midtown. Relax and rejuvenate in the hot tub after making your dinner on the BBQ (gas and charcoal) or in the pizza oven. The fully equipped outdoor kitchen also contains a beverage fridge, quartz counters and storage for plates. Additional relaxation and entertaining opportunities via the gas fireplace, a stunning landscaped garden, water fountain, custom stonework and lighting throughout.

### NEIGHBOURHOOD:

- Walkable neighbourhood: steps to quaint coffee shops and bakeries as well as amazing restaurants along Mt Pleasant, Bayview and Yonge. For everyday essentials, minutes away are LCBO, Shoppers Drug Mart and grocery stores, such as Loblaws, Farm Boy, No Frills and Cumbraes.
- Strong public schools, daycares and close to many private schools.
- Wonderful parks such as June Rowlands and Sherwood offer abundant greenery for the whole family (including dogs!) and many recreational opportunities (tennis, baseball, etc.)
- Amenities for residents of all ages.
- Easy walk to Eglinton subway and steps to the new Crosstown Mount Pleasant Station.
- 10 minutes to Sunnybrook, 15 mins to downtown and 10 mins to the DVP.
- Special block of Hillside Ave - close knit community of young families, professional couples and retirees



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UNWAVERING  
HONEST

## **PUBLIC SCHOOLS**

- Maurice Cody Jr PS (JK-Gr 5)
- Hodgson Middle School (Gr 6-8)
- Northern SS (Gr 9-12)

## **CATHOLIC SCHOOLS**

- St. Monica Catholic School (JK-Gr 8)
- Marshall McLuhan Catholic Secondary School (Gr 9-12)

## **PRIVATE SCHOOLS**

- |                              |                  |
|------------------------------|------------------|
| • Havergal College           | JK-Gr.12 (Girls) |
| • St. Clement's School       | Gr.1-12 (Girls)  |
| • Bishop Strachan School     | JK-Gr.12 (Girls) |
| • Branksome Hall             | JK-Gr.12 (Girls) |
| • Crescent School            | Gr.3-12 (Boys)   |
| • Upper Canada College       | SK-Gr.12 (Boys)  |
| • Royal St. George's College | Gr.3-12 (Boys)   |
| • Greenwood College School   | Gr.7-12 (Co-Ed)  |
| • The York School            | JK-12 (Co-Ed)    |
| • Toronto French School      | PK-Gr.12 (Co-Ed) |



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## **MAIN FLOOR**

### Living Room

- ❖ Hardwood Floor
- ❖ Large Elegant Windows
- ❖ Pot lights
- ❖ Powder Room
- ❖ Open-Concept
- ❖ Wainscoting
- ❖ Crown Moulding
- ❖ Wall Built-In Speakers for TV

### Dining Room

- ❖ Combined with Kitchen
- ❖ Custom, Double Glass Doors that Fully Open to the Backyard - includes Phantom Screens
- ❖ Pot lights
- ❖ Hardwood Floor

### Kitchen

- ❖ Open-Concept
- ❖ Modern and Renovated
- ❖ Hardwood Floor
- ❖ Quartz (stain resistant) Kitchen Island with Storage and Seating
- ❖ Large Sink
- ❖ Window
- ❖ Pot lights
- ❖ Under Cabinet Lighting
- ❖ Crown Moulding
- ❖ Stainless Steel Appliances
- ❖ Quartz Counters

### Main Floor Powder Room

## **SECOND FLOOR**

### Principal Bedroom

- ❖ Large Windows
- ❖ Hardwood Floor
- ❖ Pot lights
- ❖ 3-Piece Semi-Ensuite with Double Sink
- ❖ Built-ins
- ❖ Spacious Walk-in Closet

### Second Bedroom

- ❖ Large Window
- ❖ Hardwood Floor
- ❖ Pot lights
- ❖ Closet

### Third Bedroom

- ❖ Large Window
- ❖ Hardwood Floor
- ❖ Pot lights
- ❖ Closet

Large, Elegant Window on Landing  
for Brilliant Natural Light



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## **LOWER LEVEL**

### **Recreation Room**

- ❖ Hardwood Floor
- ❖ Gas Fireplace with Slate Surround
- ❖ Windows
- ❖ Pot lights
- ❖ Double French doors
- ❖ Built-in Cabinets

### **Guest Bedroom**

- ❖ Window
- ❖ Hardwood Floor
- ❖ Pot lights

## **UPGRADES**

- ❖ Backyard Oasis: Custom Stonework & Lighting; Water Fountain, Fully Landscaped and Fenced; Gas Fireplace; Shed
- ❖ Outdoor Kitchen: BBQ, Charcoal BBQ, Pizza Oven, Beverage Fridge, Built-in Storage for Plates and Cutlery
- ❖ Painted Interior (2025)
- ❖ Installed New Toilets in all Bathrooms (2024)
- ❖ Hot Tub (2022)

## **PARTICULARS**

Legal Description	PT LT 138 PL 866 NORTH TORONTO AS IN EN80268; S/T & T/W EN80268; CITY OF TORONTO
Possession	60/90/TBA
Parking	Unlicensed front pad parking and street permit parking (apply with the city)
Inclusions	Stainless Steel Appliances: LG Double Door Fridge/Freezer, GE Gas Stove, LG Dishwasher, LG Washer and Dryer, All Electric Light Fixtures, All Blinds (motorized); Shed; Water Fountain; Hot Tub
Exclusions	None
Rentals	Hot Water Tank: \$44.49 (including tax)

**THANK YOU FOR YOUR INTEREST!!**

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# 420 HILLSDALE AVENUE EAST, TORONTO

