



101 HILLSIDE AVENUE





WHAT WE LOVE

- Renovated From Top To Bottom, Detached Home in Sought-After Mimico
- 3 Bedrooms | 2 Full Bathrooms
- Chef's Kitchen with Breakfast Bar + Open-Concept Living Area
- Bright Modern Finishes with a Warm, Family-Friendly Feel
- Convenient Separate Side Entrance!
- Private Garage + Driveway Parking
- Charming Low-Maintenance Backyard Perfect for Relaxing or Entertaining
- Walkable Location — Close to Schools, Parks, Lakefront Trails, Coffee Shops & Amenities





NEIGHBOURHOOD LOVE

- Mimico Memorial Park - a community hub with sports fields, a playground, and plenty of green space for family picnics
- Mimico Tennis Club - a friendly neighbourhood club with well-kept clay courts and programs for all ages
- Mimico Library - a welcoming local branch with books, community programs, and kids' activities
- Martin Goodman Trail - perfect for cycling & walking
- SanRemo Bakery - a local legend for coffee & pastries
- Jimmy's Coffee - cozy local café vibe
- Revolver Pizza - top-notch wood-fired pies
- Ed's Real Scoop - handcrafted ice cream
- Nimman Thai - delicious, authentic Thai cuisine
- Mimico GO Station - quick access to downtown
- TTC transit options within walking distance















101 Hillside Avenue

Toronto, ON

HOODQ ADDRESSREPORT™



ADRIAN + ANDREA

REAL ESTATE TEAM

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



John English Junior Middle School

Designated Catchment School
Grades PK to 8 95 Mimico Ave

Lakeshore Collegiate Institute

Designated Catchment School
Grades 9 to 12
350 Kipling Ave

ÉE Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

Etobicoke School of the Arts

Grades 9 to 12
675 Royal York Rd

The Grove Community School

Grades PK to 6
108 Gladstone Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



75 Hillside Ave



1 min



Mimico Arena

31 Drummond St



4 mins



John English CS & Grounds

95 Mimico Ave



3 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	1 Sports Field
1 Arena 1 Rink	1 Community Centre
3 Tennis Courts	1 Splash Pad
1 Ball Diamond	2 Sports Courts
	1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 10 minute walk away.



Nearest Rail Transit Stop

MimicoGO



10 mins



Nearest Street Level Transit Stop

Royal York Rd At Hillside Ave



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.87km.



St Joseph's Health Centre

30 The Queensway



Fire Station

130 Eighth St



Police Station

3699 Bloor St W

FINANCE

CHRIS CARRASCO

MORTGAGE AGENT LVL 2
DOMINION LENDING CENTRES
CLEAR TRUST MORTGAGES

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DETAILS

Lot Size

32 x 86 Feet

Taxes

\$5821.55 | 2025

Possession

60-90 Days

Heating | Cooling

Forced Air

Driveway

Private Garage + Driveway Parking



HoodQ

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PROPERTY HIGHLIGHTS

MAIN FLOOR

- Walk into the Bright Living Room with Potlights Throughout
- Bright Dining Room Open to Living Room
- Open Concept Chef's Kitchen w/ Breakfast Bar
- Beautiful Built-in Cabinetry in Entryway
- Renovated 4-pc Bathroom w/ Tub
- Primary Bedroom Over Garage w/ Large Window
- Second + Third Bedrooms w/ Windows Overlooking the Backyard
- Convenient Separate Side Entrance leading to both Up + Down Stairs
- Bright new windows throughout

LOWER LEVEL

- Open Concept Rec Room w/ Fireplace + Built-in Shelving
- Modern 4-pc Bathroom w/ Glass Shower
- Large Storage | Work Room | Custom workbench
- Laundry Room
- Cold room

EXTERIOR

- Front Porch for Morning Coffee or Evening Nightcaps!
- Low Maintenance Backyard w/ Pergola + Shed
- Private Garage + Parking

INCLUSIONS

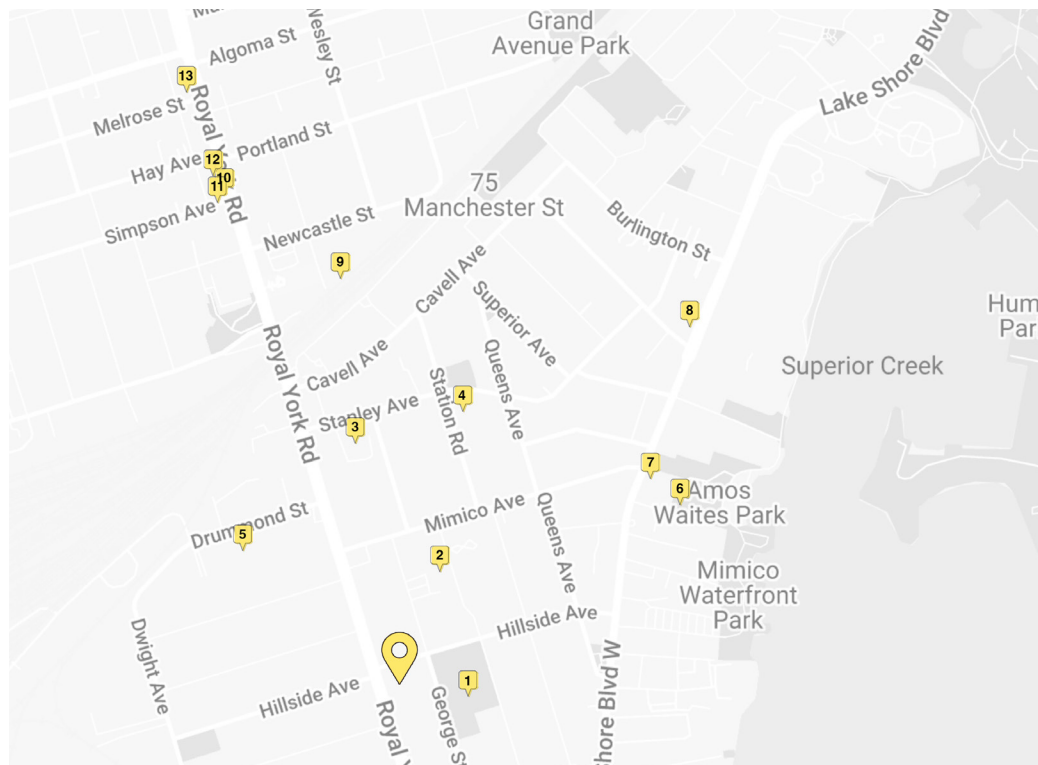
All Kitchen Appliances, All Window Coverings, Washer | Dryer, All Electrical Light Fixtures, All window coverings (except for tenants curtains). Central vacuum.

EXCLUSIONS

Upright freezer in laundry room. Any items belonging to tenants.



NEIGHBOURHOOD



- | | |
|--|------------------------|
| 1. MIMICO MEMORIAL PARK | 8. ED'S REAL SCOOP |
| 2. JOHN ENGLISH COMMUNITY SCHOOL | 9. MIMICO GO |
| 3. ST. LEO CSPC | 10. SANREMO BAKERY |
| 4. TORONTO PUBLIC LIBRARY - MIMICO CENTENNIAL BRANCH | 11. REVOLVER PIZZA CO. |
| 5. MIMICO ARENA | 12. JIMMY'S COFFEE |
| 6. AMOS WAITES PARK OUTDOOR POOL | 13. BLOOMS & GENERAL |
| 7. BIRDS & BEANS CAFÉ | |



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More
Photos!



ADRIAN + ANDREA

REAL ESTATE TEAM

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Signature

INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

*Sales Representatives. 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. Photos in this feature sheet are from a previous listing.

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