

22 Otanabee Avenue

www.22otanabee.com



Your Community
REALTY
ROYAL LEPAGE
BROKERAGE INDEPENDENTLY OWNED & OPERATED

Paula Merlino
Sales Representative

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ROYAL LePAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2012-2018

Shawn Zigelstein
Sales Representative







22 Otonabee Ave, North York, ON M2M 2S3, Canada

SCHOOLS

With so many assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Lillian Public School

Designated Catchment School
Grades PK to 5
1059 Lillian St

Cummer Valley Middle School

Designated Catchment School
Grades 6 to 8
70 Maxime Ave

É Éléonore Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

Newtonbrook Secondary School

Designated Catchment School
Grades 9 to 12
155 Hilda Ave

És Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

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.



Centre Park
15 Centre Ave
5 min

Goulding Park
45 Goulding Ave
6 min

Goulding Community Centre
45 Goulding Ave
8 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool
- 1 Sports Field
- 1 Basketball Court
- 1 Rink
- 1 Community Centre
- 1 Craft Room
- 3 Playgrounds
- 6 Tennis Courts
- 4 Ball Diamonds
- 1 Arena
- 3 Lawn
- Bowling/Bocces
- 1 Fitness Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 22 minute walk away.

Nearest Rail Transit Stop
Finch Station

Nearest Street Level Transit Stop
Yonge St At Athabaska Ave
2 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 5.12km.

North York General Hospital
4001 Leslie St

Fire Station
3300 Bayview Ave

Police Station
30 Ellerslie Ave

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- Coffee
- Gym
- Grocery
- Gas Station

HoodQ

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LOVINGLY MAINTAINED BUNGALOW READY FOR YOUR RENOVATIONS & UPDATES!

Unbeatable location close to Yonge Street, Centerpoint Mall, TTC, Subway, Parks, Schools & All Amenities.

Spacious 3 Bedroom Main Floor With Original Hardwood Flooring Under Carpet. Covered Outdoor Sunroom With Separate Side Entrance Leads Into A Bright & Generous Basement With 2 Rooms & Large Oversize Windows For An In-Law Suite.

Endless Possibilities To Build Or Update!

Extras: Includes: All Electrical Light Fixtures, Window Coverings, Appliances (Frigidaire Stove, Hoodfan, Hotpoint Fridge, Microwave),

Newer Furnace(2005), Hot Water Tank (Rental), Air Conditioning, and more!

Lot Size: 40 x 122.5 Feet Taxes: \$5,350.95 / 2019