

WELCOME TO

52 Budea Crescent

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Marek Kloda
Broker



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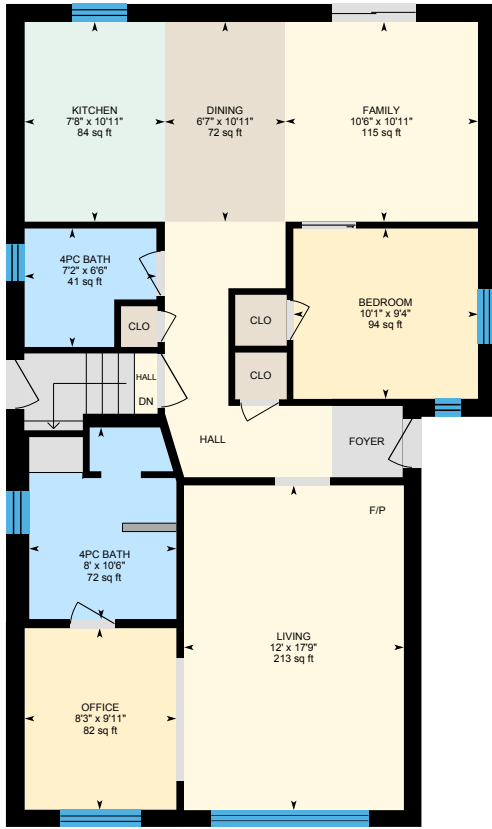


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

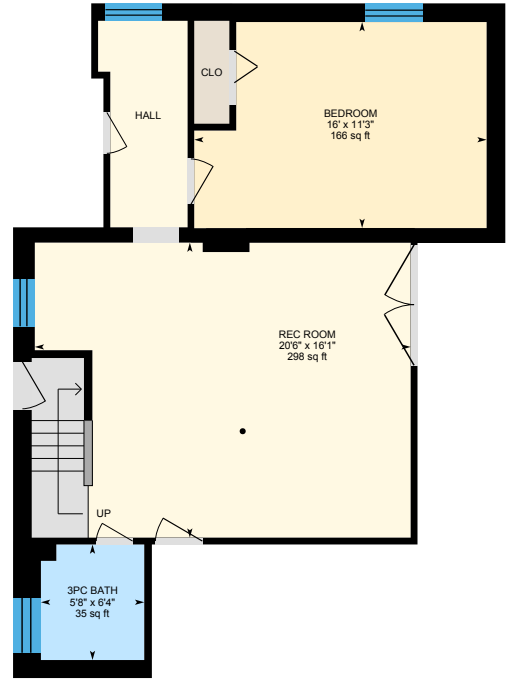


Shawn Zigelstein
Broker

52 Budea Crescent, Toronto

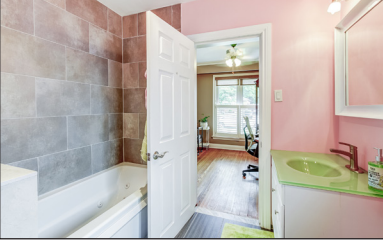


Main Floor



Basement (Below Grade)





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Terraview-Willowfield Public School

Designated Catchment School
Grades PK to 8
95 Pachino Blvd

Victoria Park Collegiate Institute

Designated Catchment School
Grades 9 to 12
15 Wallingford Rd

Other Local Schools

Broadlands Public School

Grades K to 5
106 Broadlands Blvd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Parkview Alternative School

Grades 9 to 12
1641 Pharmacy Ave

Alternative Scarborough Education 1

Grades 11 to 12
45 Windover Drive



CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

Our Lady of Wisdom Catholic School

Grades PK to 8
10 Japonica Rd

St. Kevin Catholic School

Grades PK to 8
15 Murray Glen Dr

ÉÉC Sainte-Madeleine

Grades PK to 6
1 Ness Dr

ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12
110 Drewry Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Um Al-Qura Islamic School

Grades K to 8
41 Metropolitan Rd

Sathya Sai School of Toronto

Grades K to 8
451 Ellesmere Road

Bond International College

Grades 9 to 12
1500 Birchmount Road

Bond Academy

Grades PK to 12
1500 Birchmount Road



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.



Willowfield Gardens Park

97 Pachino Blvd
 5 mins



Crocus Park

165 Crocus Dr
 7 mins



Ellesmere Park & Community Centre

20 Canadian Rd
 6 mins



FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
4 Sports Fields
1 Community Centre
1 Splash Pad
1 Skateboard Park
2 Trails
1 Arts/Performance Facility
1 Fitness/Weight Room
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 3 minute walk away and the nearest rail transit stop is a 29 minute walk away.

Nearest Rail Transit Stop

Ellesmere Station

Nearest Street Level Transit Stop

Warden Ave At Lupin Dr
 3 mins



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 4.39km.

Scarborough Health Network - Birchmount Campus

3030 Birchmount Rd

Fire Station

1600 Birchmount Rd

Police Station

50 Upjohn Rd



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INVESTOR OPPORTUNITY IN HIGH DEMAND GREAT WEXFORD AREA!!!

Spectacular Bungalow With Separate Entrance To Basement With Extra Bedroom & 3 Piece Bathroom. Over \$125k In Renovations! Previously 3 Bedroom With Large, Renovated Primary Bedroom, Easily Convertible Back. Huge, Renovated (\$60k) Eat-In Kitchen With Glass Cabinets & Stainless Steel Appliances, Combined With Dining Area & Living Room Easily Convertible To Another Bedroom. Renovated Primary Bedroom With Barn Doors & Modern Design, Renovated 4 Piece Bathroom (\$40k) With Jacuzzi & Shower. Spacious, Open Concept Living/Dining Rooms, Gas Fireplace, Walk-Out To Patio & Big Backyard With Interlock & Outdoor Pool (\$25k).

Side Entrance To Finished Basement With 3 Piece Bath & Bedroom & Opportunity To Add Kitchen, Beautiful Deep Landscaped Lot (43'x 130'). New A/C And Furnace (April 2023).

Central Location With Quick Access To Hwy 401, Ttc & Shopping Mall, Steps To Schools, Parks, Warden Ave!!! Come For A Visit And Fall In Love!!!

Included: All Existing Stainless Steel Maytag Appliances (Fridge, Stove, Built-In Dishwasher), Over The Range LG Microwave, Flat Freezer In Basement; White Washer/Dryer, Lennox AC & Furnace (2023), All Window Coverings & Blinds, All Electrical Light Fixtures, Shed In Backyard, Pool with All Related Equipment and Pump; Stainless Steel Nexgrill BBQ, Patio Furniture With Cushions And Umbrella, 2 Dark Brown Matching Chairs And The Couch In Basement

Excluded: Electric Fireplaces In Living Room Across From Kitchen And The Basement Rec Room, Fridge In The Basement | Rental: Hot Water Tank

Taxes: \$3,924.30/2023 | Lot: 43 ft x 130 ft

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