

# 10 Kenneth Avenue #112

[www.10Kenneth.com](http://www.10Kenneth.com)



ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2012-2020

**Shawn Zigelstein**  
Broker

## TEAM ZOLD

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Your  
**Community**  
REALTY



BROKERAGE INDEPENDENTLY OWNED & OPERATED











## PUBLIC SCHOOLS

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

### Avondale Public School

Designated Catchment School  
Grades PK to 8  
171 Avondale Ave

### É Éléon Paul-Demers

Designated Catchment School  
Grades PK to 6  
100 Ravel Rd

### Earl Haig Secondary School

Designated Catchment School  
Grades 9 to 12  
100 Princess Ave

### É Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

### Other Local Schools

#### Claude Watson School for the Arts

Grades 4 to 8  
130 Doris Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

#### Avondale Secondary Alternative School

Grades 9 to 12  
171 Avondale Ave

#### Avondale Elementary Alternative School

Grades PK to 8  
171 Avondale Ave



## CATHOLIC SCHOOLS

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

### St. Gabriel Catholic School

Grades PK to 8 (Assigned)  
396 Spring Garden Ave

### É ÉC Sainte-Madeleine

Grades PK to 6 (Assigned)  
1 Ness Dr

### É ÉC Monseigneur-de-Charbonnel

Grades 7 to 12 (Assigned)  
110 Drewry Ave

### St. Cyril Catholic School

Grades PK to 8  
18 Kempford Blvd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Cornell International Academy

Grades 9 to 12  
250 Sheppard Ave E

### Toronto Central Academy

Grades 9 to 12  
200 Sheppard Avenue East

### Clinton International College

Grades 9 to 12  
1 Elmhurst Avenue

### Central Montessori Schools

Grades PK to 3  
157 Willowdale Avenue

## 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.



### Glendora Park

201 Glendora Ave



3 min

### Sheppard East Park

229 Glendora Ave



8 min

### Willowdale Park

75 Hollywood Ave



4 min

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds  
2 Splash Pads  
1 Amphitheatre

6 Tennis Courts  
3 Trails

## 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 6 minute walk away.

### Nearest Rail Transit Stop

Sheppard-Yonge Station



6 min

### Nearest Street Level Transit Stop

Sheppard Ave East At  
Kenneth Ave West Side



2 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 3.42km.

### North York General Hospital

4001 Leslie St

### Fire Station

12 Canterbury Pl

### Police Station

30 Ellerslie Ave

## CONVENIENCE

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

### Coffee



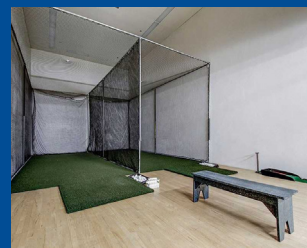
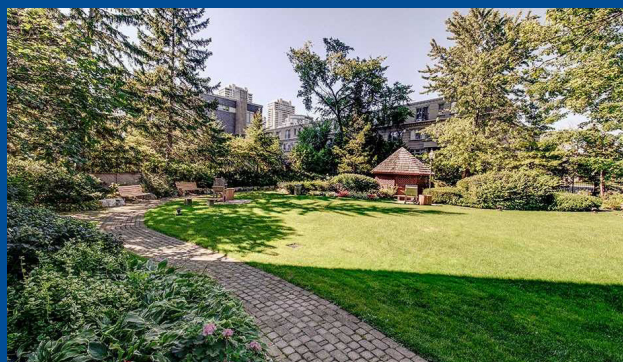
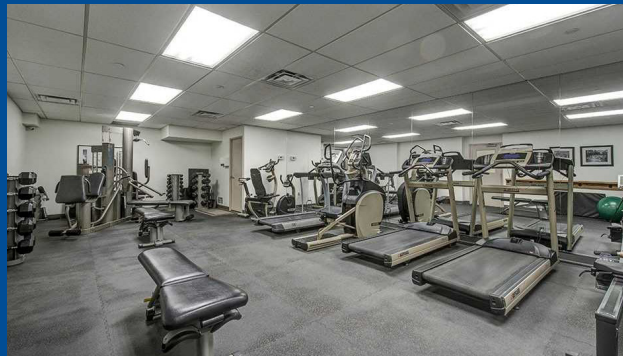
### Gym



### Grocery



### Gas Station



\*\*\*WELCOME HOME TO MAIN FLOOR EXCLUSIVE LIVING AT THE PAVILION\*\*\*

This Wonderful Suite Is Warm And Inviting, And Has The Feel Of A Bungalow In The Country. No Need To Wait For The Elevators Or Worry About Heights, You Have Your Own Private Terrace That You Can Feed The Birds, And Enjoy The Leaves Whistling In The Breeze. Featuring An Amazing Layout With Great Room Sizes, And Lots Of Room To Entertain. Very Rarely Do Units Come Up In This Building.

This Unit Has 2 Parking Spots And 2 Lockers - Lots Of Storage For Those Downsizing. The Unit Has Been Meticulously Maintained And Shows The Love And Care That The Seller Has Put In. A Close Walk To Parks, Subway, Shopping And Restaurants.

Extras: White Kenmore Washer, White Kenmore Dryer, White Kenmore Induction Flatop Stove, White Kenmore Elite Built In Dishwasher, White Kenmore Built In Microwave, White LG French Door Fridge, All Window Coverings, All Electrical Light Fixtures, All Built In Shelving, Built In Murphy Bed, Closet Organizers.

Excluded – TV Mount and TV in Master Bedroom.

Taxes: \$2,944.55/2020

Maintenance Fees: \$1,292.50/month