

WELCOME TO

150 Sudbury Street

UNIT 521



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

Shawn Zigelstein
Broker

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

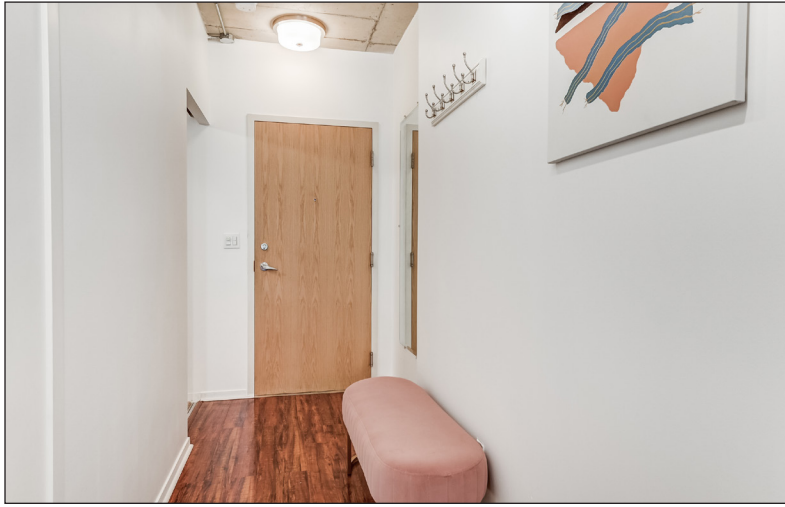
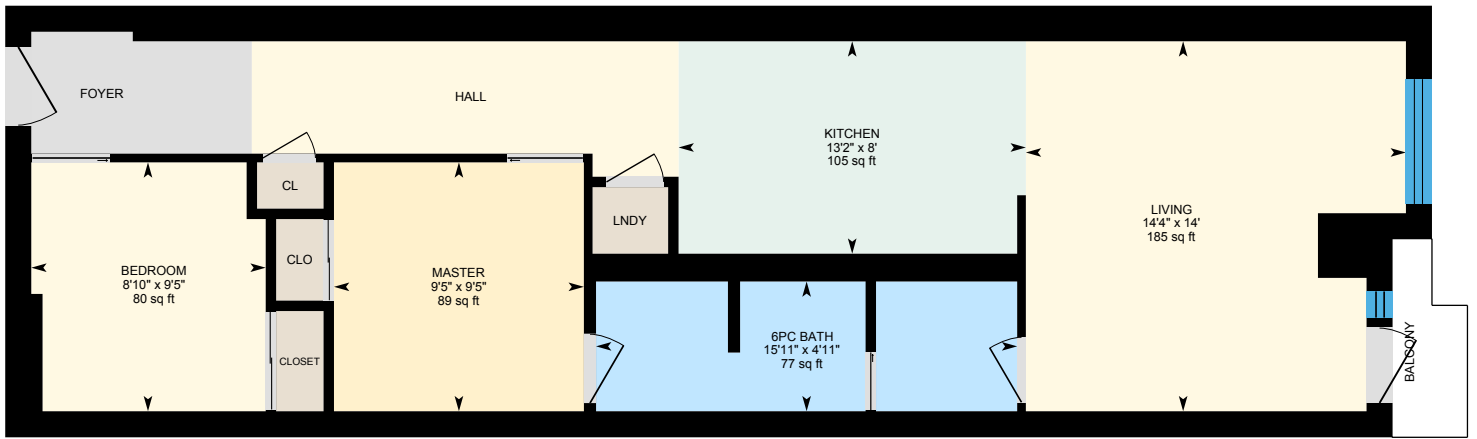
Working For You!

905.731.2000
www.teamzold.com

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.

Parkdale Collegiate Institute
Designated Catchment School
Grades 9 to 12
209 Jameson Ave

Alexander Muir/Gladstone Ave Jr and Sr Public School
Designated Catchment School
Grades PK to 8
108 Gladstone Ave

Other Local Schools
Downtown Vocal Music Academy of Toronto
Grades 4 to 8
96 Denison Ave

The Grove Community School
Grades PK to 6
108 Gladstone Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Msgr Fraser College (SAL SW Campus)
Grades 9 to 12
319 Ossington Ave

City View Alternative Senior School
Grades 7 to 8
38 Shirley St



CATHOLIC SCHOOLS

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

Pope Francis Catholic School
Grades PK to 8 (Assigned)
319 Ossington Ave

ÉEC du Sacré-Coeur-Toronto
Grades PK to 6 (Assigned)
98 Essex Street

ÉSC Saint-Frère-André
Grades 7 to 12 (Assigned)
330 Lansdowne Ave

Mary Mother of God School
Grades PK to 12
1515 Queen Street West

PRIVATE SCHOOLS

The private schools nearest to you are:



Discovering Minds Montessori
Grades PK to 3, Ungraded
74 Bathurst St

The Orchard Montessori School
Grades PK to 8
375 Dovercourt Rd

Tamarack West Outdoor School
Grades K to 6
6 Fuller Ave

Deutsche Schule Toronto
Grades K to 8
980 Dufferin Street

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Rita Cox Park

14 Machelles Ave



2 min



Melbourne Avenue Parkette

7 Melbourne Ave



5 min



Allan A. Lamport Stadium Park

1155 King Street West



3 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
2 Splash Pads
1 Stadium
1 Sports Field
1 Picnic Facilities



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 10 minute walk away.

Nearest Rail Transit Stop
Exhibition GO



10 min

Nearest Street Level Transit Stop
Queen St West At Abell St



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 2.01km.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
90 Quebec St

Police Station
350 Dovercourt Rd

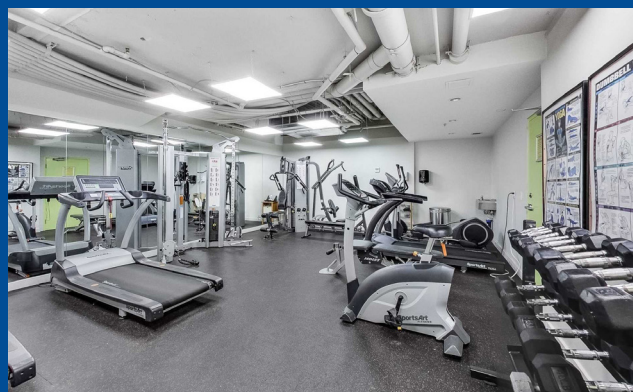
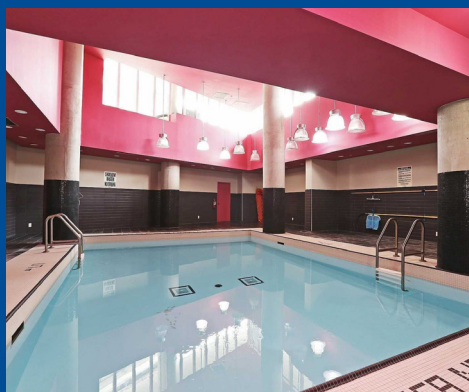
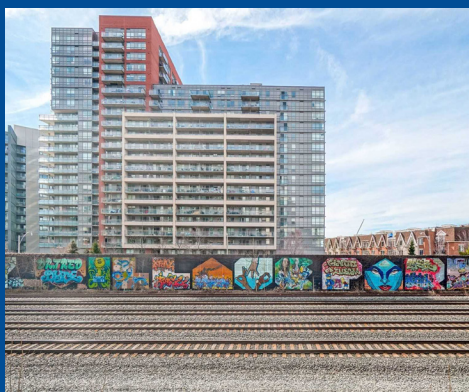
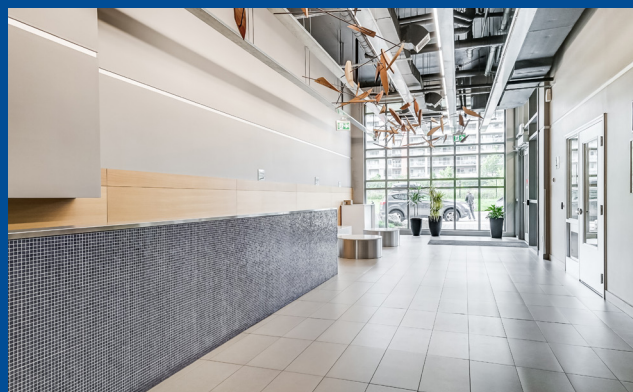
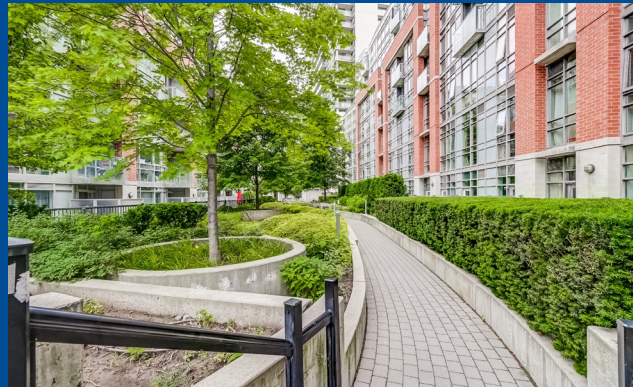
CONVENIENCE

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

Coffee **Gym**
Grocery **Gas Station**

HoodQ

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WELCOME HOME TO THE WESTSIDE GALLERY LOFTS

This 2 Bedroom Bright And Airy Suite With 2 Washrooms Is A Must See. A Great Layout, Wonderful Room Sizes, 9 Ft Ceilings, Parking, And Also Has Its Own Private Balcony To Sit and Enjoy Those Warm Summer Nights. Walking Distance To Everything You Could Need, Public Transit, Queen West Restaurants And Shopping, Trinity Bellwoods Park, And So Many Other Great Amenities.

Extras: All Electric Light Fixtures, All Window Coverings, All Existing Appliances: LG Stainless Steel Fridge, Frigidaire Stainless Steel Built-In Microwave, Frigidaire Stainless Steel Built-In Dishwasher, GE Stainless Steel Built-In Electric Stove, New Stackable Samsung White Washer and Dryer, Hardwood Floors, Window Coverings, Electrical Light Fixtures, Parking And All Other Permanent Fixtures. Rental: HVAC

Taxes: \$2,309.63 /2021 Maintenance Fee: \$520.78/ month

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