

WELCOME TO

*155 Legion Rd N*

SUITE 1310



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

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

*Working For You!*

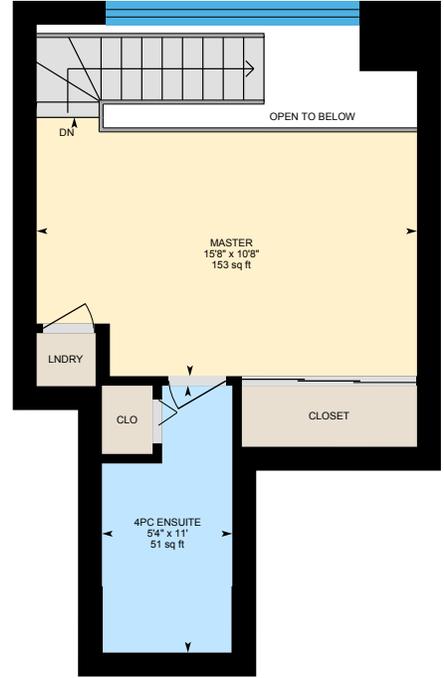
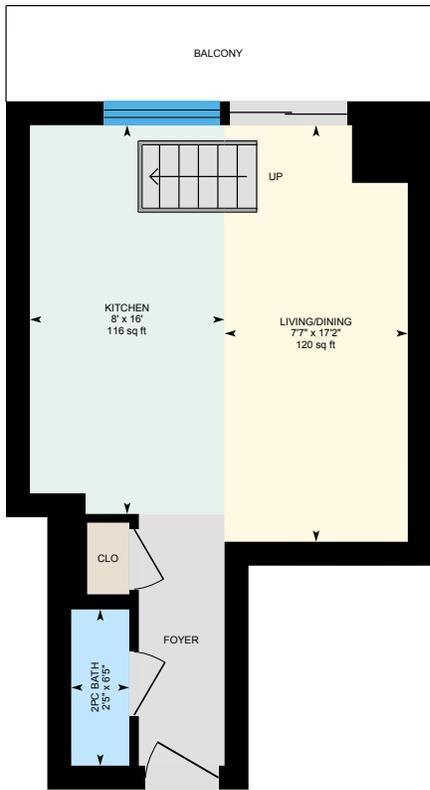
**Shawn Zigelstein**  
Broker

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[www.teamzold.com](http://www.teamzold.com)

Your **Community**<sup>™</sup>  
REALTY



BROKERAGE INDEPENDENTLY OWNED & OPERATED





## 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.



### Grand Avenue Park

1 Grand Ave



2 min

### Dalesford Park

95 Grand Ave



4 min

### Manchester Park

75 Manchester St



4 min

### FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds  
3 Tennis Courts  
1 Trail

2 Sports Fields  
1 Ball Diamond  
1 Multi-Use Pad

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 14 minute walk away.

**Nearest Rail Transit Stop**  
Mimico GO



14 min

**Nearest Street Level Transit Stop**  
Park Lawn Rd At Gardiner  
Expressway (WB On Ramp)



4 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.89km.

**St Joseph's Health Centre**  
30 The Queensway

**Fire Station**  
615 Royal York Rd

**Police Station**  
3699 Bloor St W

## CONVENIENCE

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

**Coffee**

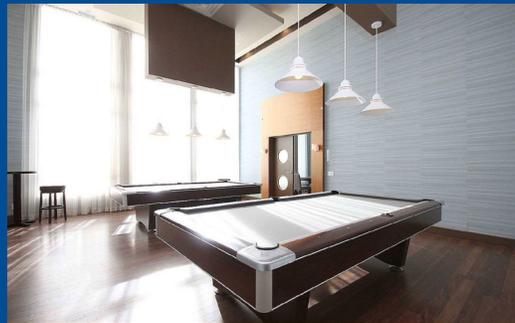
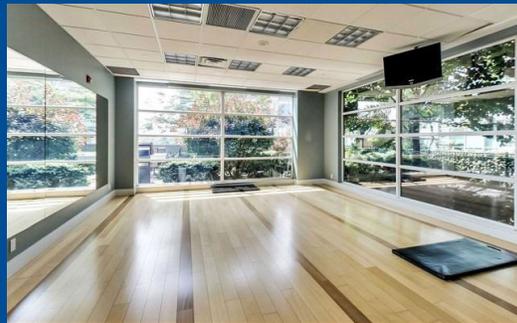
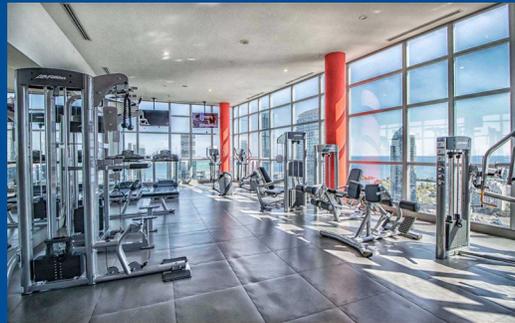
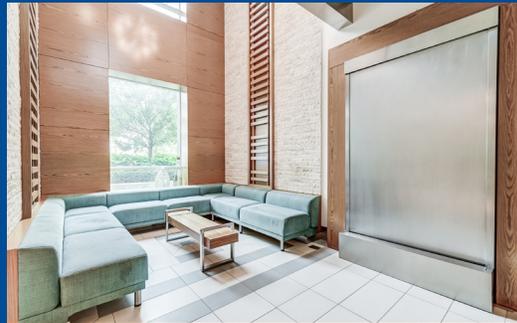
**Gym**

**Grocery**

**Gas Station**

## HoodQ

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### \*\*\*AMAZING TWO-STORY LOFT IN THE AMAZING MYSTIC POINT\*\*\*

This Condo Is Ready For You To Move In And Fall In Love. It Has A Wonderful Open Concept Layout With Floor To Ceiling Windows Spanning 2 Full Floors! The Open Staircase Gives You Even More Of A View With No Obstructions. There Is A Full Balcony To Enjoy The Summer Nights, A Renovated Ensuite, Newer Flooring And So Many Other Amazing Features. Wait Till You See The Amenities And The Grounds, They Are 10+

Extras: All Electric Light Fixtures, All Window Coverings, All Existing Appliances: Samsung Stainless Steel French Door Fridge, Whirlpool Stainless Steel Built-In Microwave, Bosch Stainless Steel Built-In Dishwasher, Whirlpool Stainless Steel Flat Top Slide-In Stove, LG White Washer and Dryer, Ecobee Thermostat, Hardwood Floors, Parking, Locker And All Other Permanent Fixtures.

Taxes: \$1,979.68/2021 Maintenance Fee: \$710.97/month

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