

WELCOME TO

*15 Lower Jarvis St. #3813*



**Sarah Norris**  
Sales Representative



TEAM **ZOLD**

Your Home • Your Life • Your Realtors

*Working For You!*

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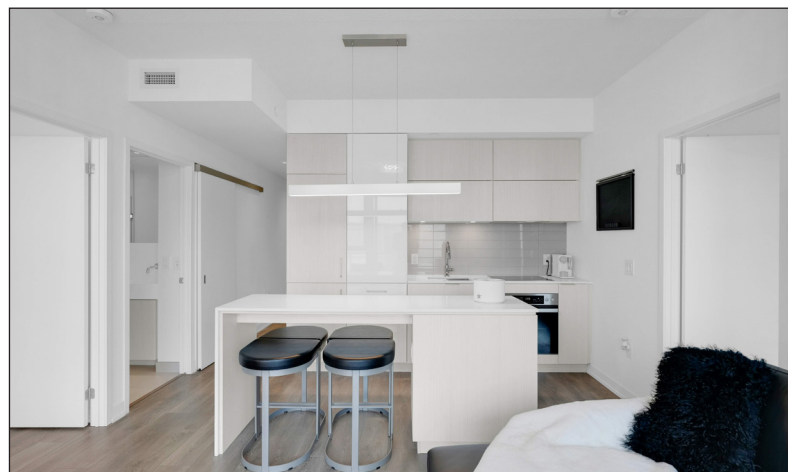
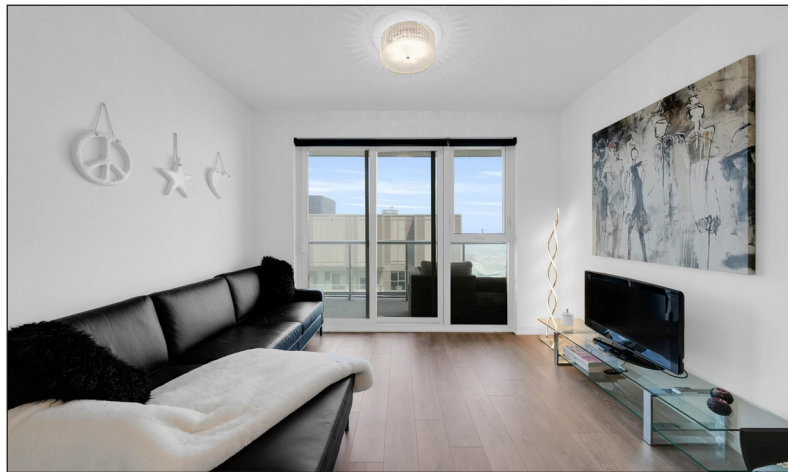


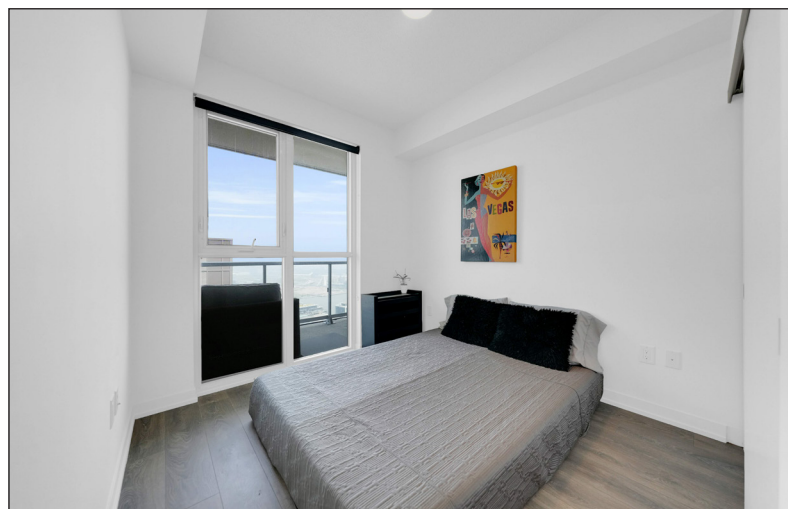
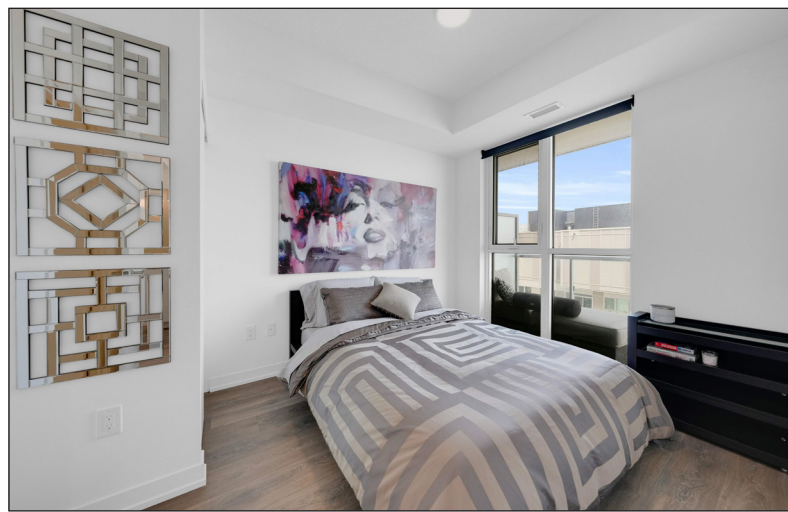
ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL  
TOP 1%  
LIFETIME MEMBER

**Shawn Zigelstein**  
Broker



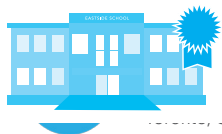
# *15 Lower Jarvis St #3813, Toronto*





## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### ÉÉ Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

### Jarvis Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
495 Jarvis St

### Queen Alexandra Middle School

Designated Catchment School  
Grades 6 to 8  
181 Broadview Ave

### Dundas Junior Public School

Designated Catchment School  
Grades PK to 5  
935 Dundas St E

### Other Local Schools

#### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

#### Rosedale Heights School of the Arts

Grades 9 to 12  
711 Bloor St E

## PUBLIC SCHOOLS

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

### Jarvis Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
495 Jarvis St

### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

### Queen Alexandra Middle School

Designated Catchment School  
Grades 6 to 8  
181 Broadview Ave

### Dundas Junior Public School

Designated Catchment School  
Grades PK to 5  
935 Dundas St E

### ÉÉ Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Other Local Schools

#### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Inglennock Community School

Grades 10 to 12  
19 Sackville St

### Downtown Alternative School

Grades PK to 6  
85 Lower Jarvis St



## CATHOLIC SCHOOLS

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

### ÉSC Saint-Frère-André

Grades 7 to 12  
330 Lansdowne Ave

### ÉEC du Sacré-Coeur-Toronto

Grades PK to 6  
98 Essex Street

### St. Michael Catholic School

Grades PK to 8  
50 George St S

### St. Joseph's College School

Grades 9 to 12  
74 Wellesley St W

## PRIVATE SCHOOLS

The private schools nearest to you are:



### TAIE International Institute

Grades 9 to 12  
399 Church Street

### Liberty Prep School Corktown Campus

Grades PK to 6  
162 Parliament St

### Voice Integrative School

Grades 1 to 8  
50 Gristmill Ln

### Keystone International Secondary School

Grades 9 to 12  
23 Toronto St

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 11 minute walk away.

**Nearest Rail Transit Stop**  
Union Station

11 mins

**Nearest Street Level Transit Stop**  
Lower Jarvis St At Lake Shore Blvd East

1 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 1.06km.

**St Michael's Hospital**  
30 Bond St

**Fire Station**  
207 Front St E

**Police Station**  
51 Parliament St

## FINANCE



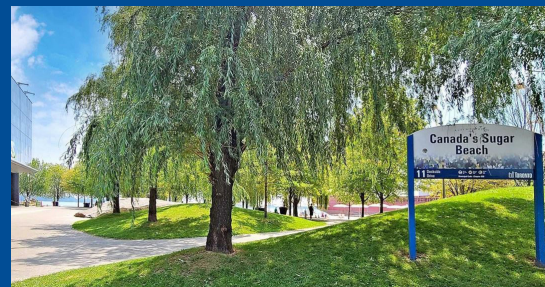
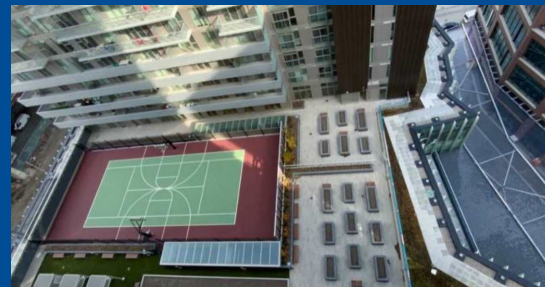
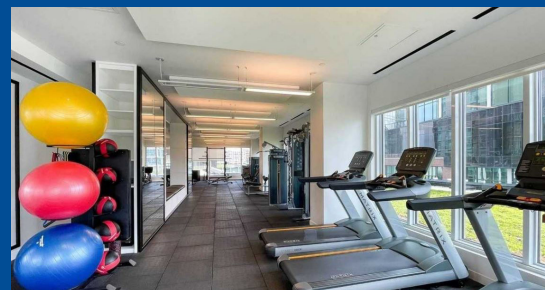
### Ernie Zambri

Your Mortgage Planner

Licence #M08001763

M: (416) 571-2842

E: ernie@mortgagebroker.ca



\*\*\*Stunning Easterly Water Views From A Top The City In This Lovely 2-Bedroom Condo Right Across From Sugar Beach!\*\*\*

Location Location!! This East Facing, Light-Filled Suite Offers Breathtaking Views Of Lake Ontario. Enjoy Seamless Indoor-Outdoor Living With A 192 Sq Ft Balcony, Perfect For Morning Coffees, Evening Wind-Downs, Or Entertaining With A View. Thoughtfully Designed With Both Style And Functionality, It Features A Modern Kitchen With Built-In Appliances And A Spacious Open-Concept Layout. The Primary Bedroom Includes A 4-Piece Ensuite And A Large Closet, While The Second Bedroom Can Also Be Easily Transformed Into A Dedicated Home Office. This Unit Also Includes A Locker, Parking, Water And Heat. Your Only Utility Is Hydro (And Internet). Aside From The Community Advantages Of This Location, Residents Enjoy The Premium Amenities Of This Building Which Are Second To None: Including, 24h Concierge, Media Room, Party/Meeting Room, Tennis Court, Basketball Court, Gym, Bike Storage, Outdoor Pool, Deck/Garden/BBQ, Yoga Studio, Art Studio, Music Jam Studio, Kid's Room, And Guest Suites. Ideally Located At The Foot Of Jarvis, This Location Is Steps From Sugar Beach & Waters Edge Promenade. Simply Walk Out Of The Building And Head To The Many Area Restaurants, Loblaws, Farm Boy, LCBO, Island Ferries, And Scotia Bank Arena. Access To Other City Areas Is Easy Via Lake Shore Blvd, The Gardner Expressway, And The DVP. Local Transit Is At Your Doorstep, Plus Union Station And The Island Airport Are Just Down The Street. This Is Truly Urban Living At Its Finest!

Extras: All Existing Appliances: Miele Cooktop, Miele Stainless Steel Oven, Stainless Steel Hood Fan, Panasonic Stainless Steel Microwave, Built-In Miele Dishwasher, Built-In Miele Fridge & Freezer, Blomberg Stacked Washer And Dryer, All Existing Electrical Light Fixtures, All Existing Window Coverings/Blackout Blinds In Bedrooms, One Parking (P3 124) And One Locker (P3 237).

Taxes: \$4,516.98/ 2025 Maint. fees: \$648.88 / month

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