

184 Hendon Avenue | TORONTO

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

R. J. Lang Elementary and Middle School

Designated Catchment School
Grades PK to 8
227 Drewry Ave

Northview Heights Secondary School

Designated Catchment School
Grades 9 to 12
550 Finch Ave W

LookDeeper

ÉÉ Paul-Demers

Designated Catchment School
Grades PK to 6
100 Ravel Rd

ÉS 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

Lester B. Pearson Elementary School

Grades K to 8
7 Snowcrest Ave



Scan to view more information!

PARKS & REC

This home is located in park heaven, with 3 parks and 25 recreation facilities within a 20 minute walk from this address.



Hendon Park

40 Eldora Ave
4 mins

Edithvale Park

131 Finch Ave W
4 mins

Edithvale Community Centre

131 Finch Ave W
4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------------|
| 3 Playgrounds | 1 Community Centre |
| 4 Tennis Courts | 1 Splash Pad |
| 1 Basketball Court | 1 Trail |
| 4 Ball Diamonds | 1 Arts/Performance Facility |
| 1 Sports Field | 2 Fitness/Weight Rooms |
| 1 Track | 1 Gym |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 11 minute walk away, and the nearest street transit stop is a 4 minute walk away.

Nearest Rail Transit Stop

Finch Station



11 mins

Nearest Street Level Transit Stop

Finch Ave West At Talbot Rd



4 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 5km.

North York General Hospital

4001 Leslie St

Fire Station

12 Canterbury Pl

Police Station

30 Ellerslie Ave

www.184hendon.com



TEAM ZOLD

184 Hendon Avenue

Rare Opportunity In Prime North York!

This Charming Bungalow Sits On An Impressive 40 X 150 Ft Lot, Offering Endless Possibilities For Homeowners, Renovators, Handymen, Or Builders. Whether You're Looking To Live In, Renovate, Rebuild, Or Invest, This Property Is A Versatile Canvas Ready For Your Vision. The Home Features A Bright Open-Concept Layout, With Three Spacious Bedrooms On The Main Level And A Partially Finished Basement That Includes A Separate Side Entrance-Perfect For Converting Into A Second Unit, In-Law Suite, Or Income-Generating Rental. The Layout Offers Flexibility For Multi-Generational Living Or Future Expansion. Step Outside To Discover A Fully Detached Garage, A Long Private Driveway, And An Exceptional Backyard-Ideal For Entertaining, Gardening, Or Future Development. The Lot Size Provides Ample Room To Build Your Dream Home Or Add A Garden Suite, Subject To City Approvals. Inside, The Open Design Allows For Easy Reconfiguration, With Generous Natural Light And Solid Bones That Make Renovation Straightforward And Rewarding. Located In A Highly Sought-After Pocket Of North York, You're Just Minutes From TTC Subway Access, Parks, Top-Rated Schools, And The Vibrant Amenities Of Yonge Street. Enjoy The Convenience Of Urban Living With The Tranquility Of A Residential Neighbourhood. Whether You're A First-Time Buyer With Renovation Dreams, A Seasoned Investor Seeking Rental Potential, Or A Builder Looking For A Premium Lot, This Property Checks All The Boxes. Sold As-Is, This Home Invites You To Bring Your Creativity And Transform It Into Something Truly Special. Don't Miss Your Chance To Own A Piece Of North York With Incredible Upside And Unbeatable Location.



Your Home • Your Life • Your Realtors

Shawn Zigelstein

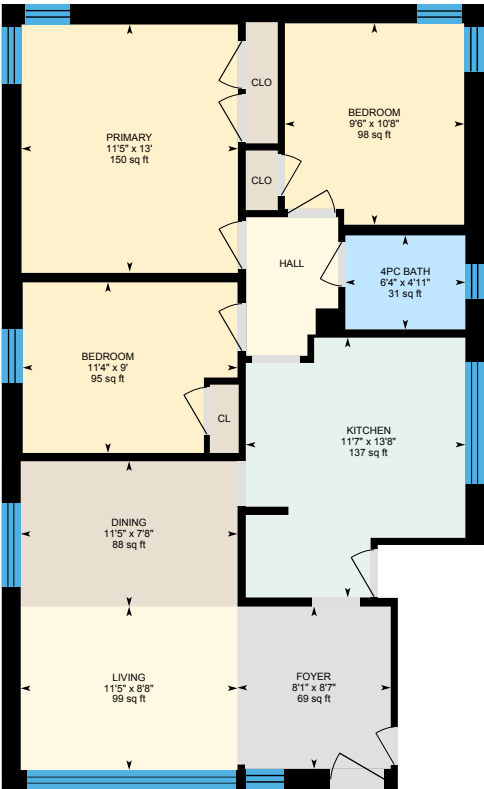
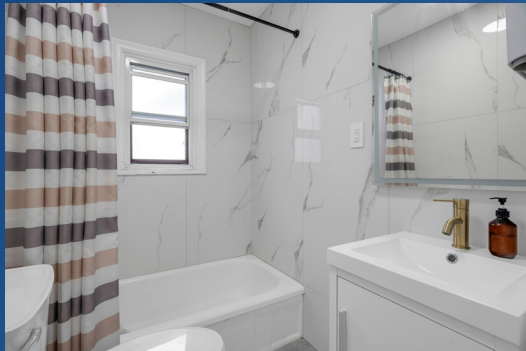
Broker

289-GET-ZOLD | office 416.443.0300 | 65B West Beaver Creek Rd - 2nd Floor
Richmond Hill, ON L4B 1K4

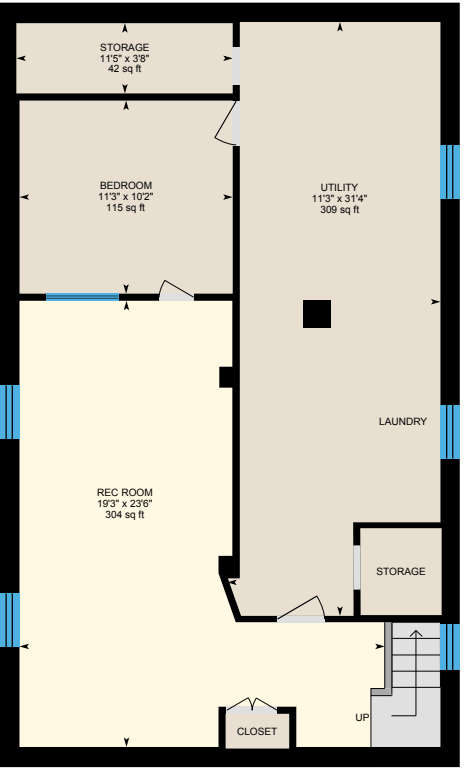
Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

184 Hendon Avenue



Main Floor
Exterior Area 1007.79 sq ft



Basement (Below Grade)
Exterior Area 981.82 sq ft