

WELCOME TO

5 Soudan Ave. #2213



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

Shawn Zigelstein
Broker

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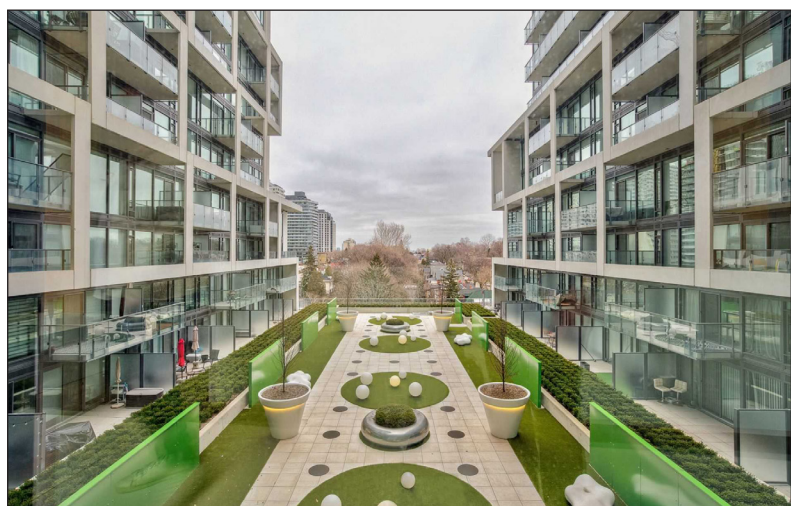
YOUR
Community[™]
REALTY

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

5 Soudan Ave. #2213, Toronto





PUBLIC SCHOOLS

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

Whitney Junior Public School

Designated Catchment School
Grades PK to 6
119 Rosedale Heights Dr

ÉE Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Hodgson Middle School

Designated Catchment School
Grades 6 to 8
282 Davisville Ave

North Toronto Collegiate Institute

Designated Catchment School
Grades 9 to 12
17 Broadway Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Sunny View Junior and Senior Public School

Grades PK to 8
450 Blythwood Rd

Arrowsmith School

Grades 1 to 12, Adult
245 St Clair Ave W



CATHOLIC SCHOOLS

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

St. Monica Catholic School

Grades PK to 8
14 Broadway Ave

ÉE du Sacré-Coeur-Toronto

Grades PK to 6
98 Essex Street

ÉSC Saint-Frère-André

Grades 7 to 12
330 Lansdowne Ave

Marshall McLuhan Catholic Secondary School

Grades 9 to 12
1107 Avenue Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



The Study Academy

Grades 4 to 12
20 Glebe Road East

UMC High School - Eglinton Campus

Grades 9 to 12
36 Eglinton Ave W

Birmingham International College

Grades 9 to 12
90 Eglinton Ave W

Urban International School (Eglinton Campus)

Grades 9 to 12
150 Eglinton Ave E



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.



Dunfield Park

35 Dunfield Ave



3 mins

North Toronto Memorial Community Centre & Arena

200 Eglinton Ave W



8 mins

Eglinton Park

200 Eglinton Ave W



7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------|
| 3 Playgrounds | 5 Sports Fields |
| 2 Pools | 1 Community Centre |
| 1 Arena | 2 Splash Pads |
| 3 Rinks | 1 Trail |
| 10 Tennis Courts | 1 Fitness/Weight Room |
| 1 Volleyball Court | 1 Gym |
| 3 Ball Diamonds | |



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 4 minute walk away.

Nearest Rail Transit Stop

Eglinton Station



4 mins

Nearest Street Level Transit Stop

Yonge St At Soudan Ave



1 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 2.39km.

Sunnybrook Health Sciences Centre - Bayview Campus

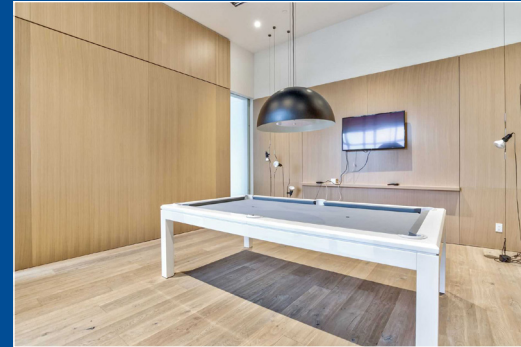
2075 Bayview Ave

Fire Station

16 Montgomery Ave

Police Station

75 Eglinton Ave W



WELCOME HOME TO THIS 1+1 BEDROOM SUITE AT THE ART SHOPPE LOFTS

Located In The Prestigious Yonge And Eglinton Corridor You Have Everything You Need Not Only In This Building, But In The Surrounding Area As Well. This Uber Chic Hotel Style Loft Condo Has Amenities That You Will Find In The Most Elegant Buildings. Rooftop Getaway Makes You Feel Like You Are At A Five Star Resort. The Gym Is Stunning With The Most Modern Equipment, And The Party Room Has Space For You and Your Large Parties To Enjoy Your Time Together. The Unit Has Been Thought Out And Planned While Being Decorated With Every Square Foot Being Used To Its Maximum. So Many Great Features In The Suite, Open Concept Layout, Separate Bedroom With An Entrance To The Private Balcony With Views Of The Rooftop Pool And City Skyline Including The CN Tower. The West Facing Floor To Ceiling Windows Gives Amazing Light And Brightness Into The Unit And The Most Stunning Sunsets For You To Enjoy When This Becomes Your Home.

The Amenities In The Building Speak For Themselves, Farm Boy And Oretta In The Building, The Subway Is Only A Two Minute Walk Away, And There Are Tons Of Restaurants, Shops, Theatres And Parks, Right Around The Corner.

All Existing Appliances: Fulgor Stainless Steel Built-In Oven, Fulgor Flat Top Glass Cooktop, Cyclone Stainless Steel Built-In Hood Fan, Bloomberg Stainless Steel Built-In Dishwasher, Bloomberg Built-In Fridge, Panasonic Stainless Steel Built-In Microwave; Bloomberg White Stackable Washer and Dryer, All Window Coverings, All Electrical Light Fixtures.

Maintenance Fees: \$372.93/month | Taxes: \$2,003.22 / 2022

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.