

WELCOME TO

238 Lauder Ave

www.238Lauder.com



Shawn Zigelstein
Broker



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

TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

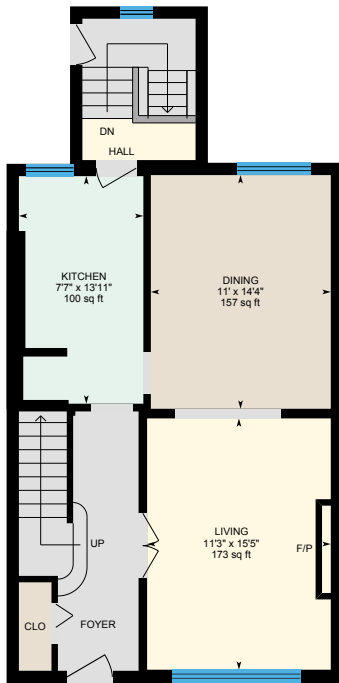
905.731.2000
www.teamzold.com

YOUR
Community
REALTY™

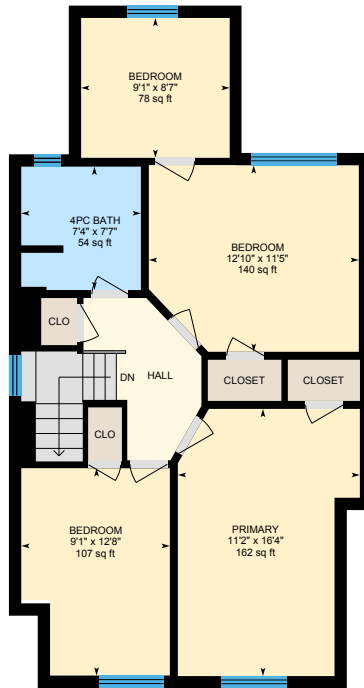
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

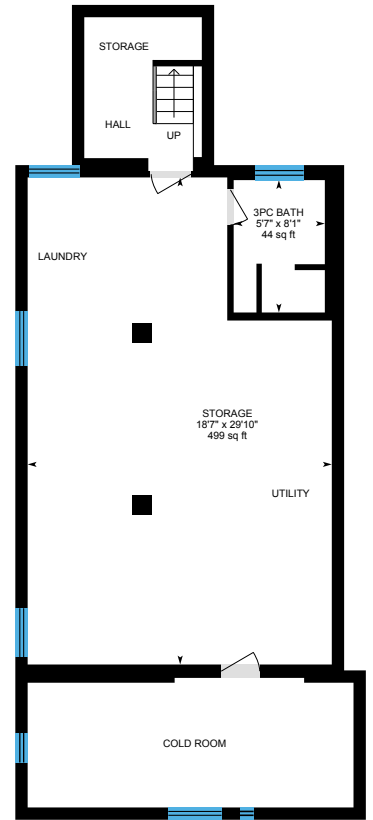
238 Lauder Ave, Toronto



1st Floor



2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

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

York Memorial Collegiate Institute

Designated Catchment School
Grades 9 to 12
1700 Keele Street

Rawlinson Community School

Designated Catchment School
Grades PK to 8
231 Glenholme Ave

ÉÉ Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Oakwood Collegiate Institute

Designated Catchment School
Grades 9 to 12
991 St Clair Ave W

Other Local Schools

The Grove Community School

Grades PK to 6
108 Gladstone Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Spectrum Alternative Senior School

Grades 7 to 8
50 Davisville Avenue

Msgr Fraser College (SAL SW Campus)

Grades 9 to 12
178 Edwin Ave

CATHOLIC SCHOOLS

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

St. Clare Catholic School

Grades PK to 8
124 Northcliffe Blvd

ÉÉC du Sacré-Coeur-Toronto

Grades PK to 6
98 Essex Street

ÉSC Saint-Frère-André

Grades 7 to 12
330 Lansdowne Ave

Loretto College School

Grades 9 to 12
151 Rosemount Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Hudson College

Grades PK to 12
21 Ascot Avenue

Sunflower Montessori School

Grades K to 3
482 Oakwood Ave

Balanced Education Network (B.E.N.) School

Grades K to 6
394 Harvie Avenue

Leo Baeck Day School

Grades K to 8
501 Arlington Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and 6 recreation facilities within a 20 minute walk from this address.



Roseneath Park
15 Glenhurst Ave



6 mins



Graham Park
138 Arlington Ave



11 mins



Loretto College School Wading Pool & Grounds
151 Rosemount Avenue



8 mins



FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
1 Sports Field

1 Splash 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 28 minute walk away.



Nearest Rail Transit Stop
Eglinton West Station



Nearest Street Level Transit Stop
Dufferin St At Ascot Ave



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 4.06km.



Toronto Western Hospital (University Health Network)
399 Bathurst St



Fire Station
106 Ascot Ave



Police Station
2054 Davenport Rd



HoodQ

Disclaimer: These materials have been prepared for shawn@teamzold.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

AMAZING OPPORTUNITY IN OAKWOOD VILLAGE

Perfect For First Time Home Buyers, Renovators, And Contractors, You Can Make This Your Dream Home. This Detached 2 Storey Family Home Is Ready For Your Personal Touch. Owner Occupied For The Last 60 Years, This Great Property Features A Wonderfully Sized Yard, 3 +1 Nice Sized Bedrooms, And A Full Unfinished Basement With Separate Entrance To Easily Put In A Secondary Unit. This Home Has Great Bones And Can Be Perfect For You And Your Family. A Little Work And Its Perfect! Tough To Get Into The Market Right Now So Here Is Your Chance. So Much Potential On A Great Lot In A Great Area, Make It Your Very Own Dream Home. A Close Walk To Public Transit, Top Ranked Schools, Restaurants And Shopping - Come For A Visit Today.

Included: All Existing Appliances: Frigidaire White Fridge, GE White Stove, Hood Fan; Maytag White Washer, Admiral White Freezer, All Window Coverings, All Electrical Light Fixtures, Furnace, Electronic Air Cleaner, A/C, Cold Cellar

Rental: Hot Water Tank

Lot: 25.00 ft x 117.65 ft | Taxes: \$4,644.71/2022

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