

# 717-23 Lorraine Drive | TORONTO

## SCHOOLS

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



**Churchill Public School**  
Designated Catchment School  
Grades PK to 5  
188 Churchill Ave

**Willowdale Middle School**  
Designated Catchment School  
Grades 6 to 8  
225 Senlac Rd

**Northview Heights Secondary School**  
Designated Catchment School  
Grades 9 to 12  
550 Finch Ave W

**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

## 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.



**Lorraine Drive Park**  
29 Lorraine Dr  
1 min



**Hendon Park**  
40 Eldora Ave  
5 mins



**Kempford Parkette**  
15 Santa Barbara Rd  
3 mins



**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds  
4 Tennis Courts  
2 Ball Diamonds  
1 Splash Pad  
1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 4 minute walk away.

**Nearest Rail Transit Stop**  
Finch Station  
4 mins



**Nearest Street Level Transit Stop**  
Yonge St. @ Kempford Blvd.  
2 mins



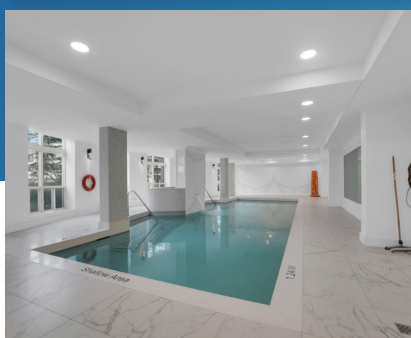
## SAFETY

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 4.3km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
12 Canterbury Pl

**Police Station**  
30 Ellerslie Ave



## Welcome Home



TEAM **ZOLD**

Call us for more information on this beautiful condo!

# 717-23 Lorraine Drive

## Stunning, Updated 2+1-Bed, 2-Bath Suite In The Coveted Symphony Square At 23 Lorraine Dr

This Bright, East-Facing Residence Welcomes You With A Refreshed, Contemporary Interior, A Smart And Efficient Layout, And Abundant Natural Light Throughout The Day. The Open-Concept Living And Dining Area Is Framed By Expansive Windows That Capture Serene Morning Sun—An Ideal Setting For Coffee, Reading, Or Quiet Work-From-Home Time. The Modern Kitchen Features Updated Finishes, Generous Storage, And A Clean, Stylish Aesthetic. Both Bedrooms Offer Excellent Space And Comfort, With The Primary Showcasing A Beautifully Renovated Ensuite And Impressive Closet Capacity. Spotlessly Maintained, This Suite Is Truly Move-In Ready. Thoughtful Upgrades, Neutral Design Choices, And Pristine Condition Make It An Exceptional Option For First-Time Buyers, Downsizers, Or Investors Seeking A Turnkey Property.

Residents Of Symphony Square Enjoy Premium Amenities, Including A 24-Hour Concierge, Fitness Centre, Indoor Pool, Sauna, Party Room, Billiards, And Ample Visitor Parking. Set Within North York's Vibrant Yonge & Finch Community, The Location Delivers Unmatched Convenience—Steps To The Subway, TTC, GO Bus, Parks, Cafés, Restaurants, Shopping, And Top-Rated Schools. The Neighbourhood Blends Urban Energy With Comfortable Residential Living. This Suite Includes Parking, Adding Valuable Functionality. A Beautifully Updated Home For You In A Well-Managed Building—This One Truly Checks All The Boxes.



TEAM **ZOLD**

Your Home • Your Life • Your Realtors



**Shawn Zigelstein**  
Broker

**289-GET-ZOLD**

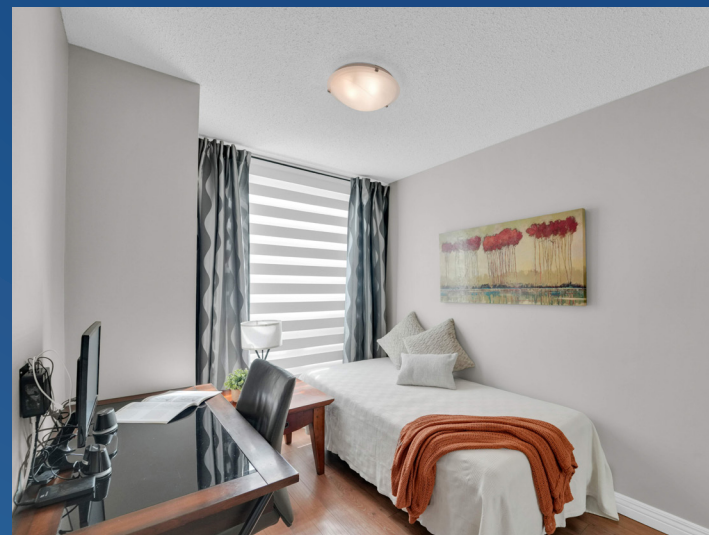
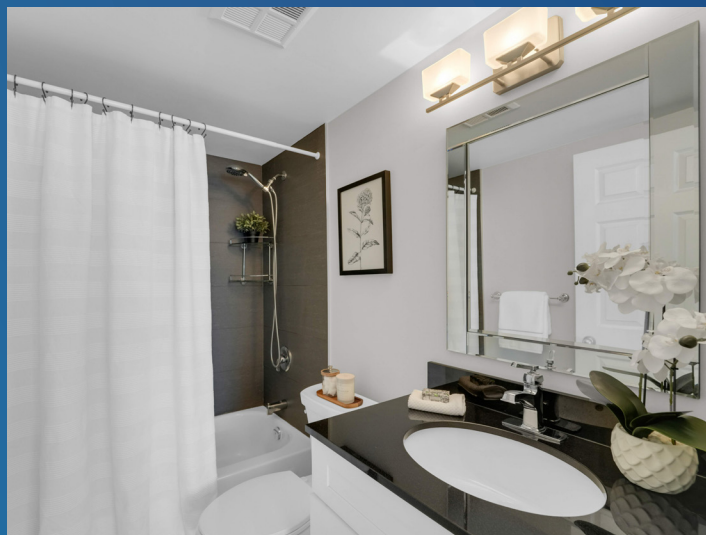
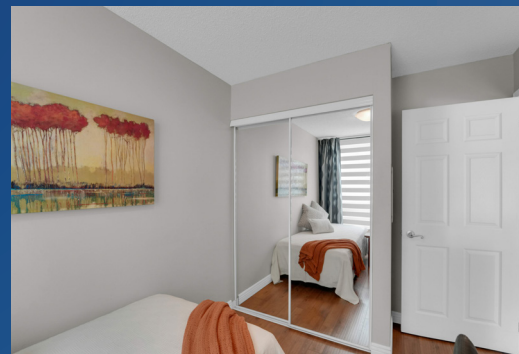
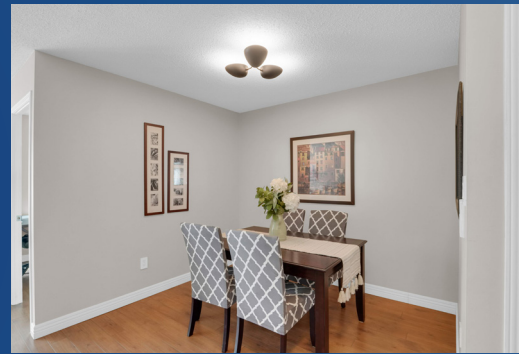
office 416.443.0300

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.

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## INCLUDED:

All Existing Stainless Steel Appliances: Whirlpool Side-By-Side Fridge, Samsung Flat Top Stove, LG Built-In Microwave, LG Built-In Dishwasher; Electrolux White Washer and GE White Dryer, Parking and Locker

**Taxes:** \$2,843 / 2025

**Maintenance Fees:** \$684.14/month