

WELCOME TO

2407-30 Nelson St



Shawn Zigelstein
Broker



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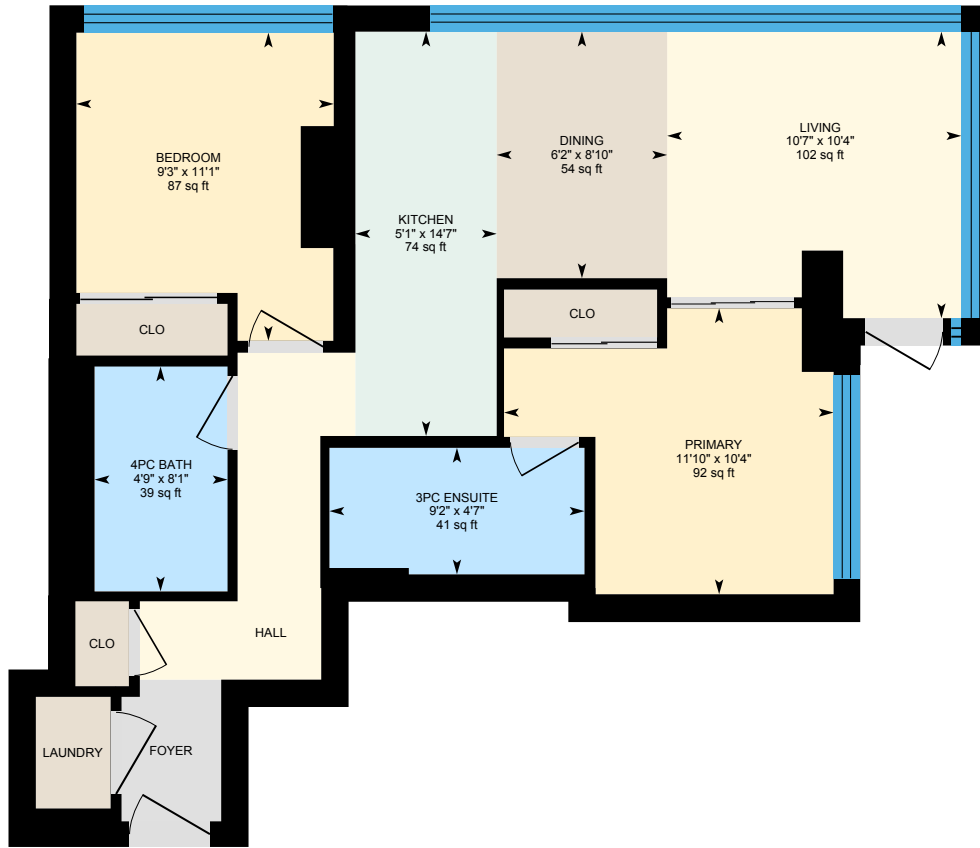


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER



Olivia Yu
Broker

2407-30 Nelson St, Toronto





PUBLIC SCHOOLS

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

Ogden Junior Public School

Designated Catchment School
Grades PK to 6
33 Phoebe St

ÉÉ Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Downtown Vocal Music Academy of Toronto
Grades 4 to 8
96 Denison Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Contact Alternative School

Grades 10 to 12
132 St Patrick St

Heydon Park Secondary School

Grades 9 to 12
70 D'Arcy St



CATHOLIC SCHOOLS

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

St. Mary Catholic School

Grades PK to 8
20 Portugal Square

ÉÉC du Sacré-Coeur-Toronto

Grades PK to 6
98 Essex Street

ÉSC Saint-Frère-André

Grades 7 to 12
330 Lansdowne Ave

St. Michael's Choir School

Grades 3 to 12
67 Bond St

PRIVATE SCHOOLS

The private schools nearest to you are:



Cornerstone Montessori Prep School

Grades K to 12
177 Beverley Street

Keystone International Secondary School

Grades 9 to 12
23 Toronto St

Braemar College

Grades 9 to 12
229 College Street

Westside Montessori School

Grades PK to 6
95 Bellevue 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.



Sir William Campbell House Museum
160 Queen Street West



3 mins



Harrison Pool
15 Stephanie St



4 mins



David Pecaut Square
215 King St W



3 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
1 Dog Park
1 Pool
1 Community Centre
2 Splash Pads
3 Arts/Performance Facilities



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 3 minute walk away.



Nearest Rail Transit Stop
Osgoode Station



3 mins



Nearest Street Level Transit Stop
Queen St West At St Patrick St



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 0.96km.



Mount Sinai Hospital
600 University Ave



Fire Station
260 Adelaide St W



Police Station
255 Dundas St W



HoodQ

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Welcome to this stunning 2 bedroom corner unit at Studio 2 by Aspen Ridge

This south west facing unit is ready for you to move right in to enjoy the CN Tower and unobstructed city views. This unit features a fantastic layout with an open concept design, floor to ceiling windows, balcony, parking, and a storage locker. This unit has so many amazing features that need to be seen to be fully appreciated including a kitchen with modern finishes and high-end built-in Miele appliances. This building has spectacular amenities – gym, sauna, party room, games room, guest suites, outdoor deck with BBQ, hot tub. Location is key and this building is minutes away from Eaton Centre, Nathan Phillips Square, Shangri-La Hotel, Financial & Entertainment Districts, Osgoode subway station, and world class dining & entertainment. This unit is one that is not to be missed!

Extras: All Existing Appliances: Miele Stainless Steel Cooktop, Miele Built In Hood Fan, Miele Stainless Steel Oven, Miele Built-In Dishwasher, Miele Built-In Fridge, Miele Built-In Freezer, Blomberg Stacked Washer/Dryer, All Electrical Light Fixtures, All Window Coverings, Toto Toilet Seat In Master Washroom, Breakfast Bar, Wall Mounted Cabinets Above Toilets, 2 White Wall Mounted Cabinets In Master Bedroom, 2 Wardrobes In 2nd Bedroom, Cyber Suite Alarm (Not Monitored), Parking, Locker.

Excluded: Enagic Water Filtration/Ionizer System In Kitchen, TV Wall Mount & TV In Living Room, All Furniture.

Property Taxes: \$3,627.30/2022 | Maintenance Fees: \$670.47/month

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